

# Property Inspection and Evaluation Report

**Date of Report:** October 11, 2002

**To:** Ron Kendall

**From:** Phil Galiano

**ccs:** Jonathon Cohn, David Jordan

**Subject Property:** 49 L Street, S.E., Washington, D.C. , 20003-3352

**Location:** Region 11, DC0053ZZ

**Tier:** 3

**Inspection Dates:** July 3 and 5, 2002

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## Overview:

- The subject property is located in the Navy Yard/Southeast Federal Center area of Washington, D.C., and consists of a 32,013 rentable square foot warehouse on a .68 acre site. The property is fully leased by DoD.
- The Navy Yard/Southeast Federal Center sub-market has undergone significant growth in recent years. The most significant recent events in this sub-market include NAVSEA relocating to the Navy Yard, the awarding of a contract for the Department of Transportation to construct its headquarters at the Southeast Federal Center, and five completed or ongoing commercial developments totaling approximately 1.2 million square feet.
- The site has a fair market value in the range of \$25 - \$30 per developable FAR, reflecting a value of \$4.8 - \$5.8 million for the full site. This reflects only the value of the underlying land; improvements do not contribute to asset value in this instance. Based on average NOI over the previous three years of \$237,000, ROI ranges from 4% - 5%.
- Improvements to the site consist of a single-story warehouse, which suffers from considerable deferred maintenance. Needed capital improvements, based on a June, 2000 Facilities Condition Assessment, are estimated at \$2.4 million. The property is currently developed to a 1.08 FAR. Current improvements do not constitute the highest and best use of the site.
- The prevailing zoning in the immediate area is C3C, which allows for development to a 6.5 FAR. Several neighboring sites have or are currently

being developed to this allowable FAR. The area is also designated as a receiving zone for the transfer of FAR from sites elsewhere in the city.

- Even if GSA or another federal agency had a requirement such that it could fully utilize the site, development would likely not be economic due to the site's configuration, as well as existing security set back and perimeter-control requirements. Additionally, if a requirement for Federal office development arose in this area of the city, it appears likely that this requirement could be accommodated more efficiently on other available privately owned and/or public sector sites.



Subject is in foreground. Property to the rear is 80 M Street, S.E., which was completed by Spaulding & Slye in late 2000. Other photos follow text.

#### **Summary Recommendations:**

1. Based on the considerations noted above and the following discussion, we recommend disposing of this asset.
2. Expend capital funds on this asset only for life-safety related items, until such time as a disposal of the property is completed.
3. Provide notice to DoD of GSA's intent to dispose of the property. If DoD anticipates a continuing need for space in the southeast part of the city, it appears likely that alternative facilities could be secured to accommodate DoD's requirement.

**Amount of Proposed Expenditure/Purpose of Expenditure:**

No proposed expenditure noted.

**Site and Property Conditions:**

- The property consists of a 32,013 rentable square foot single-story warehouse with mezzanine space on a .68 acre site. The site is rectangular shaped, with dimensions of 156' by 190'. Property was constructed in 1938 of brick and block. The roof is a slightly pitched, membrane type roof. Bay areas on the ground level in the center of the building are about 60 feet in width with a height of about 22 feet; side areas on both sides of the central portion of the building are about 42 feet wide and 16 feet in height.
- Although the existing improvements remain functional, 1995 and 2000 building engineering reports prepared in GSA indicate that the asset has a significant level of deferred maintenance. \$2.4 million was highlighted based on a June, 2000 facilities condition assessment provided by Vanderweil Facility Advisors, LLC. The \$2.4 million is distributed as follows: 53% relates to building integrity, 23% to building code and life safety related items, 10% to energy related items, and 7% to functionality related items.
- The Navy Yard/Southeast Federal Center sub-market, in which this property is located, is considered quite active and a sub-market that has experienced significant growth in recent years. The most significant recent events in this sub-market include the Naval Seas Systems Command ("NAVSEA") relocating its 750,000 rentable square foot headquarters to the Navy Yard , ongoing design and anticipated construction of the Department of Transportation's 1.35 million rentable square foot headquarters at the Southeast Federal Center, and five completed or ongoing privately funded commercial development projects ranging from 145,000 to 280,000 rentable square feet.
- The asset has an R/U factor of 1.08 indicative of the warehouse/flex nature of the property.

**Development Issues/Complications:**

- Square 49 L Street, S.E. occupies approximately 65% of the western portion of Square 699 with the remainder of this portion of the block occupied by a company-owned Sunoco filling station (Square 699 is comprised of a western and eastern block as shown on the attached plat, with each block measuring approximately 156' x 294' and consisting of approximately 1.05 acres).

developments), (ii) a set-back of 15 feet from M Street, S.E. will be required, (iii) a requirement that 35% of the gross floor area of the ground floor be devoted to retail, service, entertainment or arts usages will be imposed, and (iv) incentives to incorporate residential development into projects are included in the overlay. A copy of the Map Amendment & Overlay District @ Buzzard Point – Capitol Gateway is attached to the report.

**Requested BA54 Funds:** None

**Approved BA55 Funds:** None

**Leasing Status/Issues:**

- GSA and DoD entered into an occupancy agreement on January 1, 1998 with an initial lease rate of \$7.00 per rentable square foot, or \$207,305 annually. As of FY2001, DoD is paying \$15.15 per rentable square foot, or \$448,732 annually, with the brunt of this increase resulting from security and related costs being passed through by GSA.
- The immediate area of the subject property contains a number of older buildings, with varying uses including other warehouse structures, restaurants and night-clubs, and older, poorly maintained residential housing. However, there are a number of completed or soon-to-be completed development projects along M Street, S.E., just south of the subject site.
- The Navy Yard/Southeast Federal Center area has been of particular interest to developers and land speculators for at least fifteen years, with much of this interest tied to the recently completed NAVSEA headquarters at the Navy Yard, and the anticipated (and awarded and funded) development of the DOT's Headquarters at the Southeast Federal Center.
- Recent and ongoing commercial developments include 80 M Street, S.E., 140 M Street, S.E., 300 M Street, S.E., and Maritime Plaza at 1201 M Street, S.E., with the latter consisting of two developments of 145,000 and 200,000 square feet. The other projects range in size from 200,000 – 280,000 gross square feet in size with full service lease rates ranging from approximately \$30.00 - \$40.50 per rentable square foot. The lower end of this range reflects lease commitments made several years ago at 300 M Street, S.E., the first of the privately funded commercial projects in the area. Thus, the middle and upper end of this range may be more indicative of sub-market lease rates.
- The following information was provided by Grubb & Ellis and Spaulding & Slye on the Navy Yard/Southeast Federal Center sub-market:



### Summary Market Information on Navy Yard/ Southeast Federal Center Sub-Market

Lease Rate Range per rsf	Typical Lease Esc.	Typical Lease Terms	Sub- market Vacancy Rate	Total Inventory rsf
\$30.00 - \$40.50 full service	2.0% - 2.5%	Typically 10 years, however there are some larger leases with five-year terms.	Completed projects are fully leased; pre-leasing in the two ongoing developments stands at 60%. <sup>1</sup>	1.20 million rsf private sector incl. Ongoing projects at 140 and 1201 M Streets, S.E.; 3.30 million private sector, NAVSEA and prop. DOT

#### Valuation:

- An estimated market value has been derived for the site based on recent land sales and a neighboring property currently on the market. There have been at least six transactions of sites in close proximity to the subject site since January, 2000. Of these, the two that appear to provide the best indications of the value of the subject site are shown below. The last site referenced is a site that has been on the market for the previous eight to ten months.

Site Ownership/Location	Settlement Date	Site Square Footage	Sale Price per Land Square Foot/per Allowable FAR	Sale Price
Lerner, 20 M Street, S.E.	April, 2001	23,312	\$143.50/\$22.10	23,312 (site area) x 6.5 (allowable FAR) x \$22.10 (price/FAR) equates to \$3.34 million
William C. Smith Co. et al./212 M Street, S.E.	January, 2002	16,076	\$155.50/\$24.00	16,076 (site area) x 6.5 (allowable FAR) x \$24.00

<sup>1</sup> Vacancy figures pertain only to private sector developments in this sub-market, and do not encompass the NAVSEA and DoT developments.

### **Findings & Conclusions:**

- The site has a fair market value of \$4.8 - \$5.8 million, with this amount reflecting the value of the underlying land; improvements do not contribute to asset value in this instance.
- The property is not developed to its highest and best use. Existing C3C zoning allows for development to a 6.5 FAR, and several neighboring properties have or are currently being developed to this FAR.
- Even if GSA or another federal agency had a requirement such that it could fully utilize the site, development would likely not be economic due to the site's configuration, and current security set back and perimeter control requirements – and because such development could likely be accommodated more efficiently on the neighboring PBS controlled 55 acre Southeast Federal Center.

### **Workout Strategies:**

- We do not recommend a workout per se of this asset. As noted under Recommendations, we recommend disposing of this asset.

### **Building and Surrounding Area Photographs:**



Subject is behind Sunoco Station. Property to right is 80 M Street, S.E., which was completed by Spaulding & Slye in late 2000.





Side portion of warehouse. As noted in text, side areas on both sides of building are approximately 42 feet in width and approximately 16 feet in height.

**Attachments:**

1. Site Map showing Square 699, page 12
2. Neighborhood Map, page 13
3. Comparables Sale, 1120 2<sup>nd</sup> Street, S.E., page 14
4. Comparables Sale, 1019 2<sup>nd</sup> Street, S.E., page 15
5. Comparables Sale, 1119 2<sup>nd</sup> Street, S.E., page 16
6. Comparables Sale, 212 M Street, S.E., page 17
7. Comparables Sale, 20 M Street, S.E., page 18
8. Comparables Sale, 80 M Street, S.E., page 19
9. 1132 New Jersey Avenue, S.E., page 20
10. Case No. 96-3/89-1 (Map Amendment & Overlay District @ Buzzard Point – Capitol Gateway), pages 21-30



# Requirement List Report

By Category

Region Name: 11 - National Capital Region  
Service\_Center Name: Metropolitan Service Center  
Asset Name: 49 L STREET SE-DC0053ZZ  
Reporting Currency : USD  
Prime System : All  
Requirement Priority : All  
Requirement Category : All  
Requirements Included: All

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Accessibility	Drinking Fountain: Not ADA Compliant	D2010 - Plumbing Fixtures	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		4,253
Accessibility	Interior Doors: Hardware Not ADA/UFAS Compliant	C1020 - Interior Doors	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		3,091
Accessibility	Ramp: Missing at Conference Room Entrance	C3020 - Floor Finishes	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		17,210





# Requirement List Report

## By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Accessibility	Restroom: Unisex Restroom is Not ADA/UFAS Compliant	D2010 - Plumbing Fixtures	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		70,645
Accessibility	Signs: Room Type not ADA/UFAS Compliant	C1020 - Interior Doors	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		5,691
Accessibility										100,890
Air and Water Quality	Domestic Water Infrastructure: Replace	D2020 - Domestic Water Distribution	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		107,491
Air and Water Quality	Ductwork: Clean	D3040 - Distribution Systems	2 - Within 1 to 2 Years	HVAC System	2006	Jan 19, 2006		Open		8,337
Air and Water Quality										115,828
Appearance	Ceilings: Replace Ceiling tiles	C3030 - Ceiling Finishes	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		11,688
Appearance	Site Lighting: Provide Missing Fixtures	D5020 - Lighting and Branch Wiring	2 - Within 1 to 2 Years	Electrical System	2006	Jan 19, 2006		Open		3,871
Appearance										15,559
Building Code	Abandoned Hydraulic Cylinder: Remove Oil and Seal	E1099 - Other Equipment	1 - Immediate / First Year	Equipment	2005	Jan 19, 2005		Open		2,513
Building Code	Additional outlets: Provide	D5010 - Electrical Service and Distribution	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		44,281



# Requirement List Report

## By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Building Code	Air Handlers: Provide Outside Air Duct	D3040 - Distribution Systems	1 - Immediate / First Year	HVAC System	2005	Jan 19, 2005		Open		30,474
Building Code	Bathroom Floor Drains: Provide	D2030 - Sanitary Waste	3 - Within 3 to 5 Years	Plumbing System	2007	Jan 19, 2007		Open		9,506
Building Code	Battery Room: Non Compliant	C1010 - Partitions	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		24,266
Building Code	Branch circuits: Obsolete	D5010 - Electrical Service and Distribution	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		37,883
Building Code	Egress: Additional Means of Egress	B2020 - Exterior Windows	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		24,730
Building Code	Exterior Windows: Remove Windows at Back of Building	C1010 - Partitions	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		29,805
Building Code	Fire Protection System: Flush and Test	D4010 - Sprinklers	1 - Immediate / First Year	Fire Protection	2005	Jan 19, 2005		Open		20,226
Building Code	Fire Separation Assemblies: Tool Room and Office Areas	C1010 - Partitions	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		39,194
Building Code	Fire Separation Assemblies: Warehouse and Vault Storage	C1010 - Partitions	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		47,159



# Requirement List Report

## By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Building Code	GFCI outlets: Provide	D5010 - Electrical Service and Distribution	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		465
Building Code	Garage Ventilation: Provide	D3040 - Distribution Systems	1 - Immediate / First Year	HVAC System	2005	Jan 19, 2005		Open		19,495
Building Code	Hose Bibs: Provide	D2020 - Domestic Water Distribution	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		7,654
Building Code	Interior Stairways: Not Code Compliant	C20 - Stairs	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		124,678
Building Code	Mezzanine Window Air Conditioner: Replace	D3040 - Distribution Systems	1 - Immediate / First Year	HVAC System	2005	Jan 19, 2005		Open		4,289
Building Code	Mezzanine: Provide Fire Separation Assembly	C1010 - Partitions	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		46,854
Building Code	Obsolete telecomm. cable: Remove	D5030 - Communications and Security	2 - Within 1 to 2 Years	Electrical System	2006	Jan 19, 2006		Open		29,956
Building Code	Penetrations: Protect in Fire Separation Assemblies	C1010 - Partitions	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		24,210
Building Code	Restroom's Ventilation: Provide	D3040 - Distribution Systems	1 - Immediate / First Year	HVAC System	2005	Jan 19, 2005		Open		2,732
Building Code	Rooftop outlets: Provide	D5010 - Electrical Service and Distribution	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		2,384



# Requirement List Report

## By Category

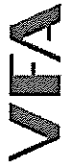
Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Building Code	Siamese Connection: Provide Covers	D4010 - Sprinklers	1 - Immediate / First Year	Fire Protection	2005	Jan 19, 2005		Open		92
Building Code	Sprinkler Backflow Prevention: Provide	D4010 - Sprinklers	1 - Immediate / First Year	Fire Protection	2005	Jan 19, 2005		Open		17,240
Building Code	Sprinkler Coverage: Provide Throughout Building	D4010 - Sprinklers	1 - Immediate / First Year	Fire Protection	2005	Jan 19, 2005		Open		61,498
Building Code	Stairs: Basement Stairwell Not Rated	C20 - Stairs	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		47,296
Building Code	Storm Leaders: Provide Support	E1099 - Other Equipment	1 - Immediate / First Year	Equipment	2005	Jan 19, 2005		Open		2,470
Building Code	Utility Sink: Provide	D2010 - Plumbing Fixtures	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		11,026
Building Code	Vacuum breakers: Provide	D2020 - Domestic Water Distribution	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		267
Building Code	Vent Stacks: Extend	D2010 - Plumbing Fixtures	2 - Within 1 to 2 Years	Plumbing System	2006	Jan 19, 2006		Open		607
Building Code	Wall Surfaces: Repair Drywall	C3010 - Wall Finishes	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		12,270
Building Code	Exterior Doors: Install Overhead Door Heaters	D3060 - Controls and Instrumentation	2 - Within 1 to 2 Years	HVAC System	2006	Jan 19, 2006		Open		725,520
Energy								Open		75,284



## Requirement List Report By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Energy	Exterior Doors: Replace Overhead Doors	B2020 - Exterior Windows	2 - Within 1 to 2 Years	Exterior Enclosure	2006	Jan 19, 2006		Open		45,684
Energy	Lighting: Inefficient	D5020 - Lighting and Branch Wiring	2 - Within 1 to 2 Years	Electrical System	2006	Jan 19, 2006		Open		263,850
Energy										384,818
Environmental	Abandoned Oil Tank: Remove	E1099 - Other Equipment	1 - Immediate / First Year	Equipment	2005	Jan 19, 2005		Open		9,482
Environmental										9,482
Functionality	Abandoned Exhaust System: Remove	E1099 - Other Equipment	3 - Within 3 to 5 Years	Equipment	2007	Jan 19, 2007		Open		785
Functionality	Disconnect Switches: Replace	D5010 - Electrical Service and Distribution	2 - Within 1 to 2 Years	Electrical System	2006	Jan 19, 2006		Open		3,982
Functionality	Exterior Walls: Provide Expansion Joints	B2010 - Exterior Walls	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		1,756
Functionality	Fire alarm system: Replace Aged System	D5030 - Communications and Security	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		46,787
Functionality	Flooring: Replace Carpeting	C3020 - Floor Finishes	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		60,742
Functionality	Gutter: Replace	E1099 - Other Equipment	2 - Within 1 to 2 Years	Equipment	2006	Jan 19, 2006		Open		285





# Requirement List Report

## By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Functionality	Intercom/PA/CCTV/TV system: Replace	D5030 - Communications and Security	3 - Within 3 to 5 Years	Electrical System	2007	Jan 19, 2007		Open		67,857
Functionality	Interior Doors: Replace Basement Doors	C1020 - Interior Doors	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		17,787
Functionality	Trench Drain Grating: Damaged	D2030 - Sanitary Waste	2 - Within 1 to 2 Years	Plumbing System	2006	Jan 19, 2006		Open		31,822
Functionality										
Integrity	Chimney: Remove Brick Chimneys	B10 - Superstructure	1 - Immediate / First Year	Structure	2005	Jan 19, 2005		Open		231,803
Integrity	Electrical switchboards: obsolete & deteriorated	D5010 - Electrical Service and Distribution	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		36,449
Integrity										149,710
Integrity	Exterior Walls: Cut and Point Brick Facade	B2010 - Exterior Walls	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		422,727
Integrity	Exterior Windows: Remove Broken Units in Basement	B2020 - Exterior Windows	2 - Within 1 to 2 Years	Exterior Enclosure	2006	Jan 19, 2006		Open		9,870
Integrity	Exterior Windows: Replace Clearstory Units	B2020 - Exterior Windows	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		327,412
Integrity	Roof Drain Covers: Provide	B30 - Roofing	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		1,761



## Requirement List Report By Category

Category	Requirement Name	Prime System	Priority	System Group	Action Year	Action Date	Finish Date	Status	Linked System	Requirement Cost
Integrity	Roof: Replace Existing Built up Roof	B30 - Roofing	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		300,162
Integrity	Structure: Structural Engineering Evaluation	B10 - Superstructure	1 - Immediate / First Year	Structure	2005	Jan 19, 2005		Open		507,456
Integrity										1,755,547
Life Safety	Emergency Eye Wash: Relocate	D2010 - Plumbing Fixtures	1 - Immediate / First Year	Plumbing System	2005	Jan 19, 2005		Open		1,509
Life Safety	Emergency lights: Replace	D5092 - Emergency Light and Power Systems	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		37,807
Life Safety	Exit signs: Provide Exit Signs and Egress Maps Needed	D5092 - Emergency Light and Power Systems	1 - Immediate / First Year	Electrical System	2005	Jan 19, 2005		Open		31,255
Life Safety	Exterior Roof Ladders: Replace	B2010 - Exterior Walls	1 - Immediate / First Year	Exterior Enclosure	2005	Jan 19, 2005		Open		3,296
Life Safety	Flooring: Repair Concrete	C3020 - Floor Finishes	2 - Within 1 to 2 Years	Interior Construction and Conveyance	2006	Jan 19, 2006		Open		27,821
Life Safety	Stairs: Add Slip Resistant Treads	C20 - Stairs	1 - Immediate / First Year	Interior Construction and Conveyance	2005	Jan 19, 2005		Open		6,632
Life Safety										108,320
	49 L STREET SE-DC0053ZZ									3,447,767
	Metropolitan Service Center									3,447,767



11 - National Capital Region  
Summary

## *Requirement List Report* *By Category*

3,447,767
3,447,767

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***APPENDIX B***

**PHASE I  
ENVIRONMENTAL SITE  
ASSESSMENT  
49 L STREET SE**



**June 2003**

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**ABBREVIATIONS AND ACRONYMS**

ACM	Asbestos Containing Material
ASTM	American Society for Testing Materials
AST	Above Ground Storage Tanks
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Act
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
GSA	General Services Administration
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
NGVD	National Geodetic Vertical Datum
OCPCASES	Oil Control Program Cases
PCB	Polychlorinated biphenyl
RCRIS	Resource Conservation and Recovery Information System
SHWS	Notice of Potential Hazardous Waste Sites
SQG	Small Quantity Generator
SWRCY	The Recycling Directory
SWF/LF	Permitted Solid Waste Disposal Facilities
TSD	Treatment, Storage, and Disposal
UST	Underground Storage Tank
VCP	Voluntary Clean-up Program



## 1.0 Executive Summary

Greenhorne & O'Mara, Inc. (G&O) has completed a Phase I Environmental Site Assessment (ESA) for the 49 L Street SE property in Washington, DC. The study consisted of a records review of historical and regulatory information and a site inspection to identify potential recognized environmental conditions associated with the property. Recognized environmental conditions may include the presence or likely presence of hazardous substances or petroleum products under conditions that may indicate an existing or potential release to the environment.

The 49 L Street SE property is bordered to the north by L Street SE; to the south by a Sunoco Station; to the west by Half Street SE; and to the east by Cushing Place. The Southeast Freeway (I-395) is located approximately 1,300 feet north of the site and South Capitol Street is located approximately 500 feet west of the site.

The 49 L Street SE property, owned by the U.S. Government, consists of a 33,455 square foot warehouse building with most of the usable area located on one main floor. Historical research indicated that the building was constructed in 1926. It was used as a gun depot in the 1930's and as a motor pool/auto service garage in the 1960's. When GSA started servicing government vehicles through outside contracts, the building was vacated for a time period. Since at least 1959, the abutting property to the south was occupied by a filling station. Historically, land use in the site vicinity was mostly industrial; however, commercial and office use has become more prominent in more recent years.

The site inspection revealed that the building is now occupied by the Department of Defense Office of Special Events. It is used for the storage of communication equipment. Although no automotive repair is currently performed on the premises, the building still has floor drains and garage bays. No hydraulic lifts or maintenance pits were observed to be present at this time. Examination of the floor slab for evidence of former lift systems was limited by vehicles and items in storage.

Based on GSA file review information, the building had been previously surveyed for asbestos containing materials (ACMs), radon, and drinking water quality. The following is a summary of available site information for these and other potential issues of concern:

- Asbestos - A previous building survey identified asbestos only in pipe insulation. Subsequently, some of the pipe insulation was improperly removed and deposited in an on-site dumpster. Asbestos debris was observed on the premises. To further investigate the matter, air sampling was performed in the building. All air sampling performed on the site revealed fiber counts below regulatory standards. The GSA file information did not contain any records documenting abatement projects in the building. Asbestos may still be present on the site.
- Radon - For the radon studies, two independent surveys revealed radon levels below EPA recommended action levels.
- Water Quality - Drinking water samples collected from the site during previous surveys exhibited high levels of lead, turbidity, and iron. A drinking water

fountain was subsequently installed and water collected from the fountain was sampled. None of the parameters included for analysis exhibited concentrations above EPA standards.

- PCBs – No transformers were observed inside the building. During the Phase I ESA study, however, fluorescent light fixtures were observed throughout the building. PCBs may be present in the light ballasts of existing fluorescent light fixtures and mercury may be present in the fluorescent light bulbs. Based on interview information, however, outside contractors are reportedly responsible for the proper removal, disposal, and replacement of spent electrical ballasts and fluorescent light bulbs.
- Underground Storage Tanks – Based on the historical research and site observations, there was no evidence to suggest the presence of underground storage tanks.
- Lead-Based Paint – Based on file information, no surveys for lead-based paint have been performed in the building.

In the current ASTM standards, the presence of asbestos containing materials, PCB light ballasts, mercury-containing lamps and potential lead-based paint are designated to be "non-scope considerations," and would therefore not constitute recognized environmental conditions. However, the former use of the facility as an automotive repair garage may constitute a recognized environmental condition. It is not known whether hydraulic lifts or maintenance pits were formerly present and whether waste disposal practices employed during those years may have resulted in a release of petroleum to the environment. Subsurface investigation would be required to make this determination.

The conclusions and recommendations presented in this report are based upon data obtained and evaluated for the Phase I assessment. This report has been prepared in accordance with generally accepted scientific practices; no other warranty, expressed or implied, is made.



## 2.0 Introduction

### 2.1 Purpose of Investigation

Past contamination of property by hazardous materials, hazardous wastes, petroleum products or other contaminants creates potential for liability with respect to site remediation and possible civil and/or criminal penalties. Greenhorne & O'Mara, Inc. (G&O) was contracted by the General Services Administration to perform a Phase I Environmental Site Assessment (ESA) of the 49 L Street property in Washington, DC.

A Phase I ESA investigation includes a site inspection to assess the physical characteristics of the site and surrounding area to identify observable evidence of contamination; historical research and informal interviews with persons knowledgeable of the site and area; the review of regulatory databases and relevant environmental records; and the preparation of the report with findings and recommendations. The purpose of the investigation is to identify previous and existing activities on or near the site that could potentially constitute a recognized environmental condition. A Phase I study is conducted to identify potential problem areas and to determine the appropriate level of any subsequent studies that may be required.

A Phase II ESA typically consists of a more intensive records search with site-specific qualitative/quantitative sampling and analysis of air, soils, sediment, and/or water (surface and/or groundwater), as appropriate. The sampling and analysis conducted during a Phase II ESA can confirm the presence, identity, and concentration of contaminants, providing data that are used to decide whether site remediation is necessary. This report is the result of a Phase I records search and site assessment only, and did not involve environmental sampling and analyses of any media (air, solids, or liquids) from the site.

The 49 L Street property (hereafter also referred to as "the property", "the site" or the "subject site") is located south of L Street, SE, east of Half Street SE, and west of Cushing Place in Washington, D.C. The site location is shown on Figure 1 and the site layout is shown on Figure 2.

### 2.2 Scope of Investigation

This assessment was conducted and the report prepared in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E-1527-00*. This Phase I ESA report was prepared for, and may be relied upon by the General Services Administration. Specifically, the scope of services for this Phase I ESA consisted of the following:

#### Historical Research

A historical evaluation was performed for the site, which consisted of a review of available information regarding historical ownership and previous uses and activities conducted on the site. Historical sources typically used for Phase I ESA's include deed records, historical maps and aerial photographs of the site and vicinity, and informal interviews with persons having first-hand knowledge of the site. This evaluation was performed to determine whether the site has ever been owned or used by any entities



that may have manufactured, used, stored, disposed of, or otherwise may have been involved with hazardous substances or other potential contaminants on or near the property.

#### Physical Setting Characterization

A review of existing data was performed to characterize geology, topography, soils, and surface and subsurface hydrology for the area. This information is used to evaluate the potential for migration of site contaminants via shallow groundwater and surface water flow. The sources reviewed for soil and geological data include the various published reports and/or maps from geological and hydrological studies conducted in the area.

#### Site Reconnaissance

An inspection of the property was conducted to characterize the property and to identify potential recognized environmental conditions. Evidence of such conditions could include active or former refuse dump sites, unusual excavated or filled areas, areas exhibiting discolored soils and/or vegetative stress, discolored surface water, areas exhibiting noticeable odors, and the presence of underground storage tanks (USTs), unusual discarded drums or containers, and any other suspicious materials. Nearby properties were also visually scanned for such evidence.

#### Regulatory Database Review

Regulatory database information was obtained from a commercial vendor, Environmental Data Resources, Inc (EDR). The database search included the following:

- Research and review of available information from the Federal ASTM Standard databases including: the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL); the Proposed NPL; the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); the CERCLIS No Further Remedial Action Planned (CERC-NFRAP); the Corrective Action Report (CORRACTS); the Resource Conservation and Recovery Information System (RCRIS); and the Emergency Response Notification System (ERNS).
- Research and review of available information from the State (District of Columbia) ASTM Standard databases including: the Registered Underground Storage Tank List (UST); and, the Leaking Underground Storage Tank List (LUST).
- Supplemental federal, state and local databases were also searched. The full list of databases searched and the complete database report is provided in Appendix A.



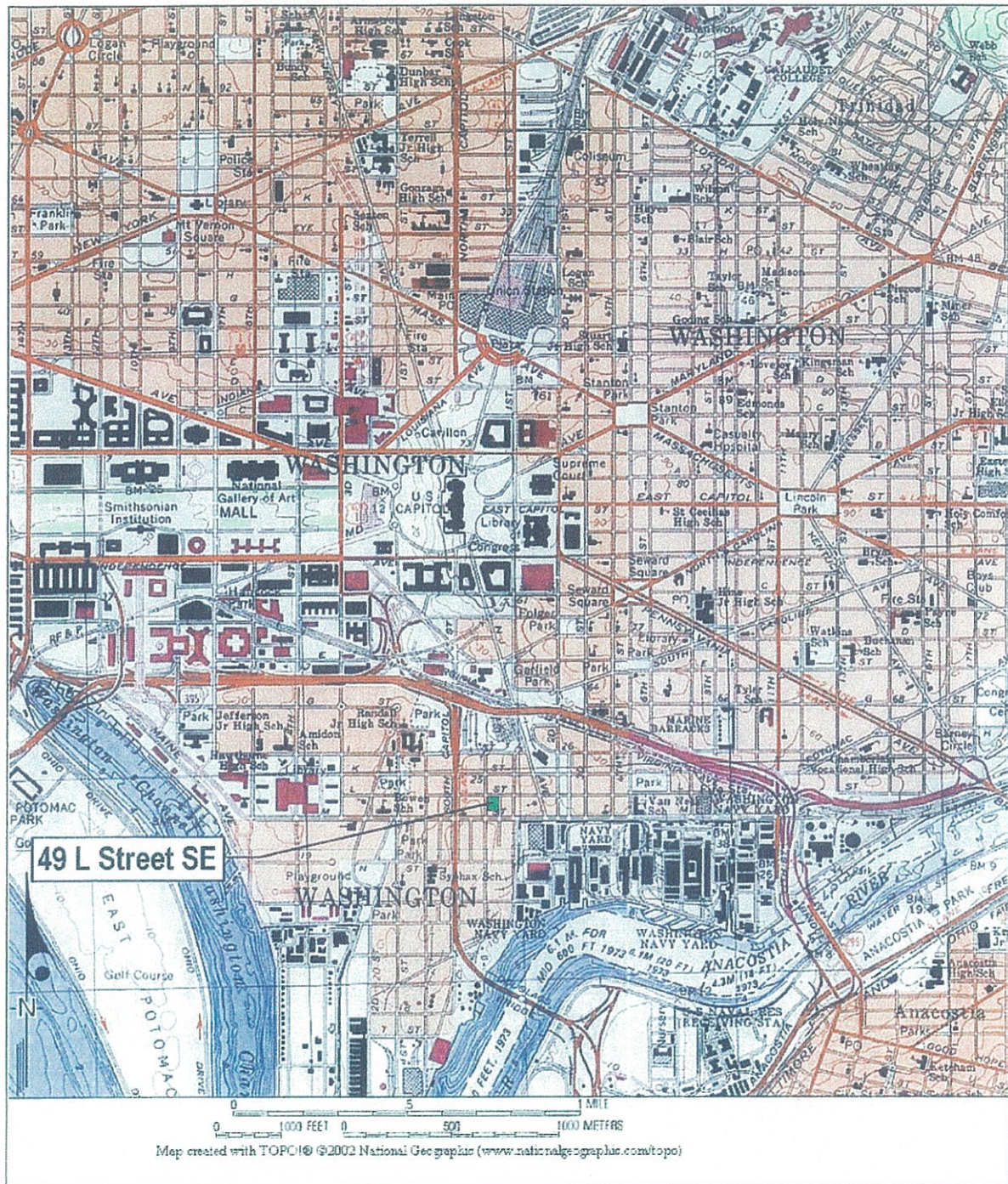


Figure 1 – USGS Map with site boundaries shown  
 Source: USGS Topographic Map; Washington West, D.C.-MD.-VA., Photorevised 1983.



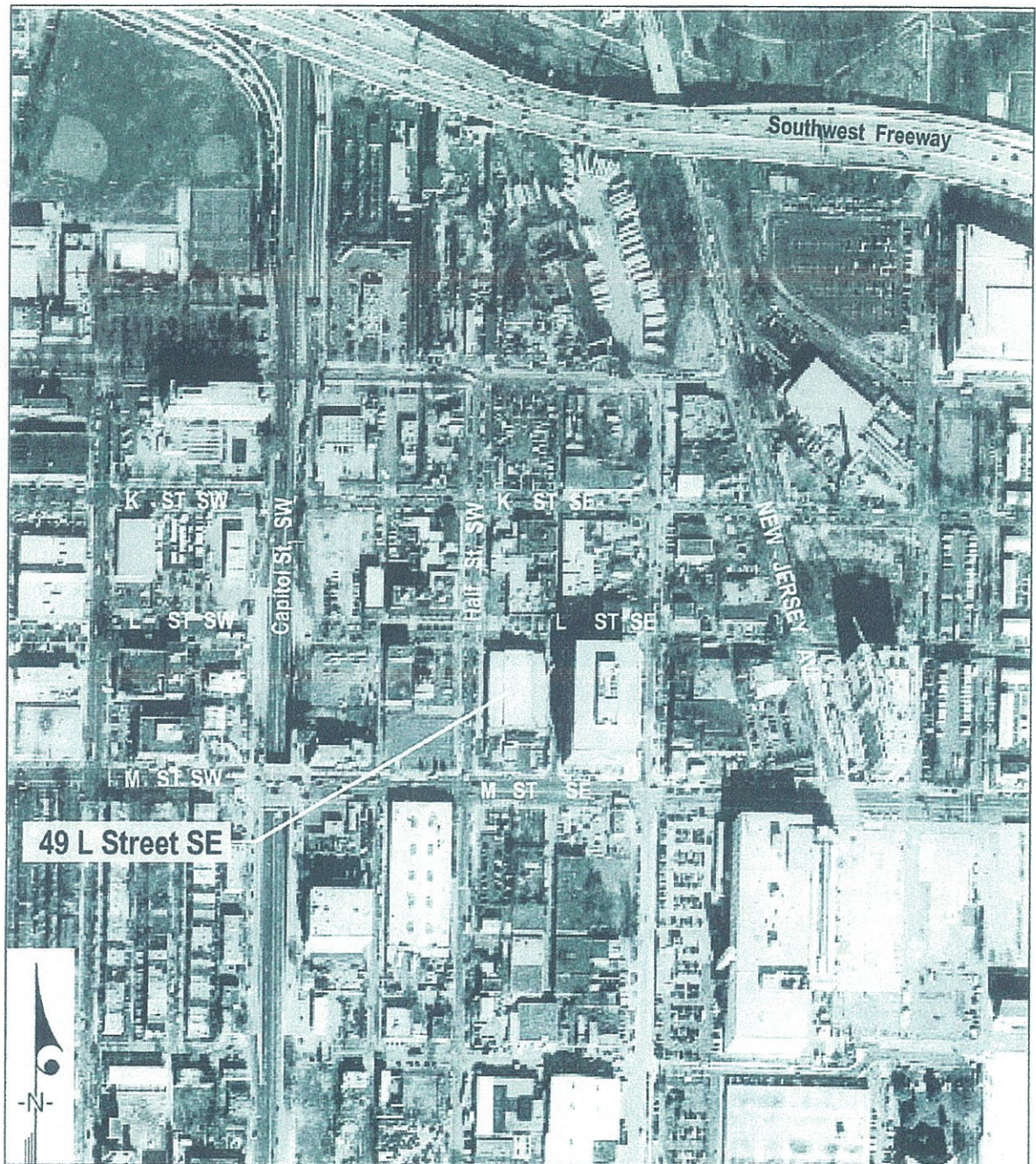


Figure 2 – Site Layout Map  
Source: 2002 M-NCPPC



### 3.0 Site Overview

The 49 L Street SE property consists of a 33,455 square foot warehouse building, 32,013 square feet of which is rentable space. The building is constructed of brick and block, with poured concrete floors. It has two levels of flat roofs consisting of membrane systems on structural concrete decking. Drain troughs, 8 inches wide, run along the full length of the building.

The on-site building, constructed in the mid-1920's, is currently occupied by the Department of Defense Office of Special Events. It is used for the storage of communication equipment. Currently, two employees are present at the site on a daily basis.

The 49 L Street SE site is located in what was formerly an industrial-use area of the Southeast quadrant of Washington, DC. It is bordered to the north by L Street SE; to the south by a Sunoco Station; to the west by Half Street SE; and to the east by Cushing Place. The Southeast Freeway (I-395) is located approximately 1,300 feet north of the site and South Capitol Street is located approximately 500 feet west of the site.

The subject property is located within zip code area 20003. The geographic coordinates of the site are approximately 38° 52' 39" North latitude and 77° 0' 26.6" West longitude. The site is situated within Square 699 of Washington, D.C.

The property is considered transitional in terms of real estate redevelopment, from industrial to office use. According to the District of Columbia Office of Zoning, the site is zoned C-3-C, which is Commercial, major business and employment center, high bulk. This zone allows a high percentage of commercial use.





## **4.0 Site Background / Operating History**

### **4.1 Current and Prior Ownership and Property Use**

No chain-of-title information for the subject property was provided to G&O for review or inclusion in this report. However, in an interview conducted on June 3, 2003, Raymond Bradshaw of GSA provided some background information related to ownership and historical use.

The site is owned by the U.S. Government. The on-site building was constructed in 1926. It was used as a gun depot in the 1930's and as a motor pool/auto service garage in the 1960's. When GSA started servicing government vehicles through outside contracts, the building was vacated for a time period. Since around 1991, the building has been occupied by the Department of Defense Office of Special Events. It is currently used for the storage of communication equipment. Examples of special events include sporting events and presidential inaugurations. The Park Police occupied offices in the building from 1999 to 2001. No automotive repair is currently performed on the premises. According to Mr. Bradshaw, GSA ownership extends only 3 feet outside the building footprint.

### **4.2 Review of Aerial Photographs**

Aerial photographs of the site, obtained from the EDR Aerial Photography Print Service, were reviewed to determine the historic land use on the site and vicinity. Aerial photographs, dated 1957, 1980, and 1988, were reviewed. The aerial photographs are provided in Appendix B; a summary of the identifiable features from the aerial photographs is presented below.

- 1957 – The on-site building appears in the photograph as does the office building to the east and the commercial buildings to the north, south, and west. The configuration of the service station just south of the site can be identified in the image.
- 1980 – Buildings are visible in the site vicinity; however, due to the scale and quality of the photograph, detailed site features can not be readily identified.
- 1988 – Buildings are visible in the site vicinity; however, due to the scale and quality of the photograph, no detailed site features could be observed.

In summary, the historical aerial photographs reveal that the subject building and surrounding area was already developed in the late 1950's.

### **4.3 Review of City Directories / Historical Fire Insurance Maps**

Sanborn Maps, dated 1904, 1928, 1959, 1977, 1984, 1988, 1990, 1991, 1992, and 1994 were available for the area covering the subject property. The Sanborn Maps are provided in Appendix C; a summary of the identifiable features is presented below.

- 1904 – The subject property and most of Square 699 appears to be vacant. However, several row-houses are shown on Cushion Court, M Street SE, and on



One-Half Street SE. Most row-houses are used as residences but a few are commercial. The property to the north is a brickyard.

- 1928 – The on-site building is shown on the map and labeled “U.S. Government Garage.” A notation indicates the use of steam heat. Some of the row-houses are still present within Square 699; a service station is now mapped on the eastern half of the square. The property to the north is mostly vacant land.
- 1959 – A filling station is now shown on the adjoining property to the south of the site. Land use to the north is mixed commercial with several trades shops. The label on the site now also refers to “Auto Repair.” The eastern half of Square 699 has an Auto Sales and Service facility.
- 1984 to 1988 – A boiler shop is shown on the property to the northwest and a bus parking lot on the property to the west.
- 1990 to 1994 – Cushion Court now extends from L Street to M Street SE.

In summary, the Sanborn Maps revealed that the 49 L Street SE building was constructed prior to 1928 and used as a U.S. Government Garage and Auto Repair Shop throughout most of the site history. Since at least 1959, the abutting property to the south has been occupied by a filling station. Historically, land use in the site vicinity was mostly industrial; however, commercial and office use have become more prominent in more recent years.

#### 4.4 Previous Reports

A review of existing files pertaining to the building was performed at the GSA Safety and Environmental Health Branch office in Washington, D.C. Documentation obtained from this file review is provided in Appendix D.

The file review revealed that surveys for asbestos containing materials (ACMs), radon, and drinking water quality have been performed at the site. The following summarizes the available file information.

- Asbestos –
  1. In July of 1986, OMC performed an asbestos survey of 49 L Street SE. ACMs were found in the following locations: a network of pipes running along the walls which turn horizontal across the warehouse; elbow mud on the same pipes, two riser pipes against the wall; and horizontal pipe located in the cellar boiler room.
  2. In December of 1986, Biospherics Incorporated conducted a fiber-in-air survey of the building. None of the 13 air samples collected exhibited fiber counts above the National Institute of Occupational Safety and Health (NIOSH) recommended level of concern.
  3. In May of 1989, OMC performed air sampling at four locations. None of the samples collected exceeded the NIOSH level of concern.
  4. In January of 1991, OMC conducted bulk sampling of suspect ACM pipe insulation and debris in and around a construction dumpster located inside the building. Asbestos was detected in the pipe fitting cement and pipe fitting debris.



5. In January of 1991, OMC conducted both bulk and air sampling within the building to determine the extent of contamination from the improper disposal of the asbestos debris previously identified in the on-site dumpster. The results of the air sampling revealed that all the air samples collected met NIOSH recommended limits. However, due to observations of visible asbestos debris, OMC recommended that the entire warehouse, the main storage areas, and all items stored in them be de-contaminated.
  6. In January of 1994, an Asbestos Operations and Maintenance Plan was prepared for the building.
- Radon - In July of 1989, OMC completed a radon survey of the building in which six radon samples were collected from the basement and first floor levels. The results of the survey showed that none of the samples exhibited radon levels above EPA's recommended action level for indoor air. In March of 1994, AMA completed a radon survey where two 90-day samples were collected for analysis. Neither of these samples exhibited radon concentrations above EPA's recommended thresholds.
  - Lead in Drinking Water –
    1. In January of 1988, a lead in drinking water study was performed by OMC. The study included the collection of 16 samples from potential drinking water sources in the building. The analytical results of the study identified five samples with lead concentrations above EPA's Maximum Contaminant Level for drinking water.
    2. In June of 1991, OMC conducted water quality sampling for other parameters, including turbidity, iron, bacteria, and total residual chlorine. All of the turbidity samples exceeded EPA's Primary Drinking Water Standard, and one of the iron water samples exceeded EPA's Secondary Drinking Water Standard.
    3. In July of 1991, additional samples were collected for lead analysis. The results showed that only the 1<sup>st</sup> draw water sample exhibited lead above EPA's standards. For the 1<sup>st</sup> draw sample, the system had not been flushed for 12 hours.
    4. In October of 1991, Biospherics Incorporated retested water from the utility sink for turbidity and iron. The results showed turbidity levels above standards but iron level below EPA standards.
    5. In September of 1999, Tidewater, Inc. collected two water samples, including 1<sup>st</sup> and 2<sup>nd</sup> draw samples from a cold water fountain. The first sample was collected without flushing the system and the second after it had been flushed for five minutes. The samples were analyzed for copper, iron, lead, and turbidity. The results showed that none of the parameters exceeded EPA action levels.

In summary, a previous building survey identified asbestos only in pipe insulation. Subsequently, some of the pipe insulation was improperly removed and deposited in an on-site dumpster. Asbestos debris was observed on the premises. To further investigate the matter, air sampling was performed in the building. All air sampling performed on the site revealed fiber counts below regulatory standards. The GSA file information did not contain any records documenting abatement projects in the building. Asbestos may still be present on the site.



For the radon studies, two independent surveys revealed radon levels below EPA recommended action levels. For the water quality studies, drinking water samples collected from the site during previous surveys exhibited high levels of lead, turbidity, and iron. A drinking water fountain was subsequently installed and water collected from the fountain was sampled. None of the parameters included in the analysis exhibited concentrations above EPA standards.

## **5.0 Environmental Setting**

### **5.1 Topography and Drainage**

According to the USGS topographic map for the area (USGS 7.5-minute Topographic Quadrangle Map, Washington West, D.C., MD, VA), the surface elevation of the site is approximately 25 feet above National Geodetic Vertical Datum (NGVD). The site drains in a southerly direction towards the Anacostia River, which is approximately 1/2 south of the site.

The FEMA Flood Insurance Rate Map shows that the site is located in Zone C, an area of minimal flooding. There are no surface water features or wetlands on the property.

### **5.2 Geology and Soils**

According to the soil survey for District of Columbia, the north-northeast trending fall line separates the Piedmont Physiographic Province in the western 1/3 of the District from the Coastal Plain Province in the eastern two-thirds of the District. The Piedmont part of the District is underlain by old metamorphosed, igneous and sedimentary rocks, and the Coastal Plain is underlain by younger, poorly consolidated sediment. According to a geologic map of the area, the site is underlain by alluvium and artificial fill.

The soils on the subject site are identified as Urban Land. Urban Land consists of areas where more than 75 percent of the surface is covered by asphalt, concrete, buildings, or other structures. Slopes are nearly level to moderately sloping.

Surface water flow in the vicinity of the site is directed to a storm drain system. The direction of shallow groundwater flow is expected to reflect the overlying topography and would therefore flow in a southwesterly direction. Deeper aquifers beneath the project area are controlled by the underlying geologic structure and attitude of the aquifer formations and may reflect differing flow patterns.



## **6.0 Site Inspection**

### **6.1 Site Observation and Inquiries**

G&O performed a site inspection on June 3, 2003 to identify and characterize site conditions including current usage, topography, ground cover, structures and surface hydrology, and to identify any potential recognized environmental conditions associated with the property. Raymond Bradshaw and Alwyn Sharples of GSA accompanied G&O during the site inspection. Photographs of the site are included in Appendix E. The site inspection revealed the following:

The 49 L Street SE property consists of a large warehouse building with most of the usable area on the main floor. A basement level houses a small storage area and mechanical spaces. Small second floor areas contain only restrooms. Building materials include structural steel beams, brick and block walls, and poured concrete floors. The building exterior is unpainted brick.

The building was formerly used as an automotive repair garage. Floor drains run along the full length of the building. Also, a garage door is present along L Street SE, and a ramp and several garage bays are present along Half Street SE. Several vehicles are currently parked inside the building. No hydraulic lifts or maintenance pits were currently present. Examination of the floor slab for evidence of former lift systems was limited by vehicles and items in storage.

Currently, the contents of the building include: boxes of documents and reports; safety equipment (vests, flashlights, etc.); office supplies (fax machines, telephones, computers, etc.); shipment cases; communication equipment; and surveillance equipment. Items are stored on shelves, on pallets, or on the floor.

### **6.2 Above-Ground Storage Tank / Underground Storage Tank Systems**

No evidence of above-ground storage tanks (ASTs) or underground storage tanks (USTs) was observed on the property during the site inspection. Also, no evidence of ASTs or USTs was uncovered during the historical or regulatory file review process. The building is currently heated with natural gas.

### **6.3 PCB-Containing Equipment and Mercury Lamps**

Based on interviews and site observations, no electrical transformers were noted inside the building. Electrical power is provided via transformer equipment located outside the building footprint.

Many fluorescent light fixtures were observed throughout the building. Fluorescent light fixtures typically have electrical ballasts which contain small quantities of insulating fluid. Light ballasts manufactured prior to 1978 are likely to contain PCB's. Also, fluorescent lamps are known to contain small amounts of mercury vapor. According to site personnel, outside contractors are responsible for the proper removal, disposal, and replacement of the electrical equipment.

During the site inspection, it was noted that boxes of new low-mercury fluorescent lamps had been delivered to the site and were on the storage room floor. Reportedly, at some

point, the replacement of the older fluorescent light bulbs with the new ones is planned. As mentioned above, on-site personnel do not perform this work.

#### **6.4 On-Site Regulated Substance Identification**

Small containers of paint, de-icer, anti-freeze coolant, glass cleaner, transmission fluid, and other automotive and cleaning supplies were noted on wooden shelves in a storage room. These materials were in small containers, similar to those packaged for general consumer use.

In addition, a flammable materials storage area was noted inside the building. Among the items stored on the concrete pad in this area were 6 empty gas cans and 8 canisters of LP gas used to operate the forklift.

Other than the small quantities noted above, no evidence of regulated substance use, storage, or disposal was noted on the property. No evidence was found to suggest that the site has been used for the improper disposal of drums or other suspect containers.

#### **6.5 Asbestos-Containing Materials**

Suspect ACMs identified during the site inspection included: 2' x 2' ceiling tiles, 2' x 4' ceiling tiles, and 1' x 1' floor tiles. Further information on ACMs is provided in Section 4.4.

#### **6.6 Area Reconnaissance**

Several nightclubs and restaurants are located north of the site, across L Street SE; a 7-story office building is located just east of the site, across Cushing Place; and a WMATA facility is located just west of the site, across Half Street SE. A Sunoco Station abuts the property to the south.



## 7.0 Regulatory Database Review

EDR of Southport, Connecticut provided information from the Federal and State (District of Columbia) databases listed in Section 2.2. A copy of the EDR report is provided in Appendix A. Results of the review identified the following regarding properties within the requested search radii specified by ASTM Standards:

- **NPL** - One NPL facility was identified within a 1-mile radius of the site. The Washington Navy Yard NPL facility, located approximately  $\frac{3}{4}$ -mile to the southeast, is located downgradient of the subject property with respect to the expected direction of groundwater flow. It has a very low potential to adversely impact the subject property.
- **Proposed NPL** - No Proposed NPL facilities were identified within a 1-mile radius of the site.
- **CERCLIS** - One CERCLIS facility was identified within a  $\frac{1}{2}$ -mile radius of the site. The CERCLIS facility was identified as the Southeast Federal Center (GSA), located at 2<sup>nd</sup> and M Street, SW, approximately  $\frac{1}{3}$ -mile WSW of the subject site. The current CERCLIS site status is not reported. The facility assessment history indicates that discovery was completed in 1998. Further investigation and corrective action is indicated. Due to the distance and topographic relationship, the CERCLIS facility is not anticipated to impact the subject property.
- **CERC-NFRAP** - One CERC-NFRAP facility was identified within a  $\frac{1}{4}$ -mile radius of the site. The James T. Warring & Sons, Inc. facility is located at 1321 S. Capitol Street, approximately  $\frac{1}{4}$ -mile SSW of the subject property. The assessment history indicates that the Discovery and Preliminary Assessment were performed in 1979 and a Site Inspection was carried out in 1980 before the site was designated an archive site with no further action. Due to the distance, topographic relationship and regulatory status of the James T. Warring & Sons, Inc. facility, impact to the subject property is anticipated.
- **CORRACTS** - Two CORRACTS facilities were identified within a 1-mile radius of the site. These include the Washington Navy Yard and the Southeast Federal Center facilities, discussed above under the NPL and CERCLIS database facility summaries, respectively.
- **RCRIS TSD, SQG and LQG** - No RCRIS Treatment, Storage, or Disposal (TSD) facilities were located within a  $\frac{1}{2}$ -mile radius of the site. No RCRIS Large Quantity Generator facilities or RCRIS Small Quantity Generator facilities were identified for the subject property address or for adjoining properties. A total of 29 RCRIS Small Quantity Generator facilities and a total of 2 RCRIS Large Quantity Generator facilities were identified within the ASTM standard  $\frac{1}{4}$ -mile radius of the subject property. Due to the distance, topographic relationship and/or regulatory status, none of the identified RCRIS facilities are anticipated to impact the subject property. A complete listing of RCRIS Small Quantity Generators (SQG) and RCRIS Large Quantity Generators (LQG) is presented in Appendix A. Listings for RCRIS SQG and LQG facilities located within 500 feet of the subject property are summarized in the table below:



**Table 1 - RCRIS SQG and LQG Facilities within 500 feet**

Dir.	Dist. (ft)	Facility ID and Address	Classification	Comments
S	Abutting	Sunoco Station 50 M Street SE	SQG	Generator recordkeeping violation in 1992
W	88	Momen Auto 37 L Street SE	CE SQG	No violations found
NNW	352	DC Foreign Car Service 31 K Street SE	CE SQG	No violations found
NNW	352	P&K Auto Repair 32 K Street SE	CE SQG	No violations found
SSE	447	Plymouth Printing Service 1201 Cushing Place SE	CE SQG	Pre-transport violations. Compliance achieved.
SW	498	WMATA 17 M Street SE	SQG and LQG	Recordkeeping violations in 1990, 1992 and 1994

- **ERNS** - No ERNS facilities were identified within the property boundaries or in the immediate vicinity.
- **UST** - The site address is not listed in the UST database. The database identifies 11 UST facilities within a 1/8-mile radius and an additional 16 within a 1/4-mile radius of the site. Table 2 identifies the distance and relative map direction of the closest UST sites (within 500 feet) along with the facility name/address and the regulatory status of each UST case. The Sunoco Station, located just south of the site, is the closest UST case. A release from this facility could potentially impact the site; however, the Sunoco Station is currently not listed on the LUST database.
- **LUST** - The site address is not listed in the LUST database. Neither is any abutting or immediately adjacent property. A total of 9 LUST cases were identified within a 1/4 mile radius of the subject property. A total of 18 LUST cases were identified within a 1/2 mile radius. Table 2 identifies the distance and relative map direction of the closest LUST sites (within 500 feet) along with the facility name/address and the regulatory status of each LUST case. A complete listing of identified UST facilities is presented in Appendix A. Due to distance, topographic relationship and/or regulatory status, none of the identified LUST facilities is anticipated to impact the project site.

**Table 2 - UST/LUST Facilities**

Dir.	Dist. (feet)	Facility ID and Address	Database	Comments
S	Abutting	Sunoco Station 50 M Street SE	UST	Active gasoline station. Not listed as LUST.
W	51	Chilled Water Plant 41 L Street SE	UST	No further information provided in database
E	78	Tracks Night Club 57 L Street SE	UST	No further information provided in database
N	269	GE Harley Machine & Boiler Work 1015 Half Street SE	UST	No further information provided in database
SSE	286	PEPCO Half/M Streets SE	UST/LUST	Case is closed
NNW	352	DC Foreign Car Service 31 K Street SE	UST	No further information provided in database

Dir.	Dist. (feet)	Facility ID and Address	Database	Comments
SSE	429	Barlow & Wagoner 1201 Cushing Place SE	UST	No further information provided in database
SW	498	WMATA Southeastern Garage 17 M Street SE	UST/LUST	LUST case established in 1992 and remains open. Not upgradient of subject property



## 8.0 Conclusions and Recommendations

The conclusions and recommendations presented in this report are based upon data obtained and evaluated for the Phase I Environmental Site Assessment. This report has been prepared in accordance with generally accepted scientific practices; no other warranty, expressed or implied, is made.

The scope of work for the Phase I ESA investigation included historical research; site reconnaissance; and a review of physical setting data, regulatory database information, and relevant environmental records. The purpose of the investigation was to identify previous and existing activities on or near the site that could potentially constitute a recognized environmental condition.

The 49 L Street SE property, owned by the U.S. Government, consists of a 33,455 square foot warehouse building with most of the usable area located on one main floor. Historical research indicated that the building was constructed in 1926. It was used as a gun depot in the 1930's and as a motor pool/auto service garage in the 1960's. When GSA started servicing government vehicles through outside contracts, the building was vacated for a time period. Since at least 1959, the abutting property to the south was occupied by a filling station. Historically, land use in the site vicinity was mostly industrial; however, commercial and office use have become more prominent in more recent years.

The site inspection revealed that the building is now occupied by the Department of Defense Office of Special Events. It is used for the storage of communication equipment. Although no automotive repair is currently performed on the premises, the building still has floor drains and garage bays. No hydraulic lifts or maintenance pits were observed to be present at this time. Examination of the floor slab for evidence of former lift systems was limited by vehicles and items in storage.

Based on GSA file review information, the building had been previously surveyed for ACMs, radon, and drinking water quality. The following is a summary of available site information for these and other potential issues of concern:

- Asbestos - A previous building survey identified asbestos only in pipe insulation. Subsequently, some of the pipe insulation was improperly removed and deposited in an on-site dumpster. Asbestos debris was observed on the premises. To further investigate the matter, air sampling was performed in the building. All air sampling performed on the site revealed fiber counts below regulatory standards. The GSA file information did not contain any records documenting abatement projects in the building. Asbestos may still be present on the site.
- Radon - For the radon studies, two independent surveys revealed radon levels below EPA recommended action levels.
- Water Quality - Drinking water samples collected from the site during previous surveys exhibited high levels of lead, turbidity, and iron. A drinking water fountain was subsequently installed and water collected from the fountain was sampled. None of the parameters included for analysis exhibited concentrations above EPA standards.



- PCBs – No transformers were observed inside the buildings. During the Phase I ESA study, however, fluorescent light fixtures were observed throughout the building. PCBs may be present in the light ballasts of existing fluorescent light fixtures and mercury may be present in the fluorescent light bulbs. Based on interview information, however, outside contractors are reportedly responsible for the proper removal, disposal, and replacement of spent electrical ballasts and fluorescent light bulbs.
- Underground Storage Tanks – Based on the historical research and site observations, there was no evidence to suggest the presence of underground storage tanks.
- Lead-Based Paint – Based on file information, no surveys for lead-based paint have been performed in the building.

In the current ASTM standards, the presence of asbestos containing materials, PCB light ballasts, mercury-containing lamps and potential lead-based paint are designated to be "non-scope considerations," and would therefore not constitute recognized environmental conditions. However, the former use of the facility as an automotive repair garage may constitute a recognized environmental condition. It is not known whether hydraulic lifts or maintenance pits were formerly present and whether waste disposal practices employed during those years may have resulted in a release of petroleum to the environment. Subsurface investigation would be required to make this determination.

Prior to any renovation or demolition activities, it is recommended that all remaining asbestos containing materials should be identified and properly abated. In addition, any potential lead-based paint hazards should be identified and properly managed, and any potential PCB-containing light ballasts and mercury-containing lamps should be properly recycled or disposed. A limited Phase II ESA investigation of soil and groundwater is recommended in order to determine whether impacts to the subsurface have occurred as a result of previous site use activities.

Ex. Phase II ESA

## 9.0 References

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey, Montgomery County, Maryland, 1995.

U.S. Department of the Interior, Geological Survey, Washington West, D.C. MD, VA Quadrangle Map, 7.5 Minute Series (Topographic-Bathymetric), 1965, Photorevised 1983.





Attachment A

Regulatory Database Report





## **The EDR Radius Map with GeoCheck®**

**GSA Building  
49 L Street, SE  
Washington, DC 20003**

**Inquiry Number: 0986217.3s**

**May 30, 2003**

## ***The Source For Environmental Risk Management Data***

**3530 Post Road  
Southport, Connecticut 06890**

### **Nationwide Customer Service**

**Telephone: 1-800-352-0050  
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Physical Setting Source Map.....	A-5
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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### Disclaimer

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

### TARGET PROPERTY INFORMATION

#### ADDRESS

49 L STREET, SE  
WASHINGTON, DC 20003

#### COORDINATES

Latitude (North):	38.877500 - 38° 52' 39.0"
Longitude (West):	77.007400 - 77° 0' 26.6"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	325864.3
UTM Y (Meters):	4304890.0
Elevation:	23 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2438077-H1 WASHINGTON WEST, DC MD VA
Source:	USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable " ) government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

#### FEDERAL ASTM STANDARD

Proposed NPL.....	Proposed National Priority List Sites
RCRIS-TSD.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

#### STATE ASTM STANDARD

SHWS.....	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
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#### FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
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## EXECUTIVE SUMMARY

ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... List of Aboveground Storage Tanks

### EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### FEDERAL ASTM STANDARD

**NPL:** Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 01/29/2003 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b><i>WASHINGTON NAVY YARD</i></b>	<b><i>1014 N STREET SE SUITE</i></b>	<b><i>1/2 - 1 ESE</i></b>	<b><i>72</i></b>	<b><i>41</i></b>



## EXECUTIVE SUMMARY

**CERCLIS:** The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 03/19/2003 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTHEAST FEDERAL CENTER (GSA)</b>	<b>2ND AND M ST., SW</b>	<b>1/4 - 1/2 WSW</b>	<b>S66</b>	<b>36</b>

**CERCLIS-NFRAP:** As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 03/19/2003 has revealed that there is 1 CERCLIS-NFRAP site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>JAMES T WARRING &amp; SONS INC</b>	<b>1321 S CAPITOL ST</b>	<b>1/8 - 1/4 SSW</b>	<b>R60</b>	<b>33</b>

**CORRACTS:** CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/31/2003 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>WASHINGTON NAVY YARD</b>	<b>1014 N STREET SE SUITE</b>	<b>1/2 - 1 ESE</b>	<b>72</b>	<b>41</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTHEAST FEDERAL CENTER (GSA)</b>	<b>2ND AND M ST., SW</b>	<b>1/4 - 1/2 WSW</b>	<b>S66</b>	<b>36</b>

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 2 RCRIS-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>WMATA SOUTHEASTERN DIVISION</b>	<b>17 M ST SE</b>	<b>0 - 1/8 SW</b>	<b>E16</b>	<b>11</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
US NATIONAL PHOTO INTRTPRETATI	1ST & M ST SE	0 - 1/8 ESE	26	16

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 29 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MOMEN AUTO	37 L STREET SE	0 - 1/8 W	A3	5
DC FOREIGN CAR SERVICE	31 K STREET SE	0 - 1/8 NNW	B7	6
P & K AUTO REPAIR	32 K STREET SE	0 - 1/8 NNW	B8	7
SUNOCO SERVICE STATION	50 M ST SE	0 - 1/8 S	C10	8
PLYMOUTH PRINTING SERVICE	1200 CUSHING PLACE SE	0 - 1/8 SSE	D13	9
WMATA	17 M ST SE	0 - 1/8 SW	E15	10
HOLIDAY CAB	1007 1ST ST SE	0 - 1/8 NE	F17	12
ECONO AUTO	1004 FIST ST SE	0 - 1/8 NE	F18	13
A B C ELECTRIC MOTOR SERVICE	115 L ST SE	0 - 1/8 E	19	13
DC EXPRESS CAB ASSOCIATION	1235 CUSHING PLACE SE	0 - 1/8 SSE	22	14
HOLIDAY CAB	1007 B 1ST STREET SE	0 - 1/8 NE	F27	17
MERRITT AUTO SERVICE CENTER	925 1ST ST SE	1/8 - 1/4 NE	I30	19
GEORGETOWN VALET	1215-E SOUTH CAPITOL	1/8 - 1/4 SW	H31	20
HTT INC	1029 NEW JERSEY AVE SE	1/8 - 1/4 ENE	39	23
BRAKE SERVICE CO	1318 HALF STREET SE	1/8 - 1/4 S	P55	31
JAMES T WARRING & SONS INC	1321 S CAPITOL ST	1/8 - 1/4 SSW	R60	33
WARRING, JAMES T SONS INC	1330 S CAPITOL ST SE	1/8 - 1/4 SSW	R61	33
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EXXONMOBIL CORP #25381	950 SOUTH CAPITOL ST SE	0 - 1/8 NW	G21	14
EXXON CO USA RAS#25055	1001 S CAPITOL ST SW	0 - 1/8 WNW	G25	15
US CAPITOL POLICE	42 I STREET SE	0 - 1/8 N	28	17
MEGA AUTOMOTIVE CLINIC INC	20 L STREET SW	0 - 1/8 W	29	18
ADMIRAL LIMOUSINE	1243 FIRST ST SE	1/8 - 1/4 SE	K36	21
NATIONAL TIRE WHOLSALER	67 K STREET SW	1/8 - 1/4 WNW	L38	23
STIDHAM TIRE	39L ST SW	1/8 - 1/4 W	M44	25
D C FIRE DEPARTMENT-APPARATUS	1103 HALF ST SW	1/8 - 1/4 WNW	N46	26
AAMCO TRANSMISSION	140 M STREET SE	1/8 - 1/4 ESE	O49	28
WEBERS RITE-WAY AUTO INC	1111 2ND ST SE	1/8 - 1/4 E	53	30
US SECRET SVC SSD	2ND & M STS SE BLDG 216	1/8 - 1/4 ESE	Q56	31
BLUE PLAINS UPTOWN	1ST & N STS SE	1/8 - 1/4 SSE	57	31

### STATE ASTM STANDARD

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Consumer and Regulatory Affairs' District of Columbia LUST Cases list.

A review of the LUST list, as provided by EDR, and dated 04/28/2003 has revealed that there are 18



## EXECUTIVE SUMMARY

LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PEPCO	HALF / M STS, SE	0 - 1/8 SSE	C5	6
WMATA	17 M ST SE	0 - 1/8 SW	E15	10
PUBLIC STORAGE, INC.	1230 SOUTH CAPITOL ST.,	1/8 - 1/4 SW	J33	21
AMOCO	1244 SOUTH CAPITOL ST.	1/8 - 1/4 SSW	J42	24
WEBER'S WHITE TRUCKS, INC	1331 HALF ST SE	1/8 - 1/4 S	P58	32
POTOMAC CAB COMPANY	1345 S CAPITOL ST SW	1/4 - 1/2 SSW	62	34
GEORGETOWN UNIVERSITY LAW CENT	600 NEW JERSEY AVE., NW	1/4 - 1/2 NNE	63	34
CARROLLSBURG APARTMENTS	319 L ST SE	1/4 - 1/2 E	64	34
WASHINGTON POST NEWSPAPER-SOUT	225 VIRGINIA AVE SE	1/4 - 1/2 NE	65	35
OPPORTUNITY CONCRETE CORP	1601 S CAPITOL ST SW	1/4 - 1/2 S	69	39
METRO BUILDING SUPPLY	50 Q STREET, SW	1/4 - 1/2 SSW	71	40
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EXXONMOBIL CORP #25381	950 SOUTH CAPITOL ST SE	0 - 1/8 NW	G21	14
EXXON CO USA RAS#25055	1001 S CAPITOL ST SW	0 - 1/8 WNW	G25	15
ADMIRAL LIMOUSINE COMPANY	1245 1ST ST SE	1/8 - 1/4 SSE	K43	24
SHELL OIL COMPANY	212 M ST SE	1/8 - 1/4 ESE	Q59	32
GREENLEAF SENIOR HOUSING	1200 DELAWARE AVENUE. S	1/4 - 1/2 WSW	S67	39
DC MATERIALS CO.	25 POTOMAC AVE, SE	1/4 - 1/2 S	68	39
DC PUBLIC LIBRARY	920 WESLEY PLACE, SW	1/4 - 1/2 WNW	70	40

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Consumer & Regulatory Affairs' D.C. UST Database List.

A review of the UST list, as provided by EDR, and dated 04/28/2003 has revealed that there are 27 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHILLED WATER PLANT	41 L ST SE	0 - 1/8 W	A1	5
TRACKS NIGHTCLUB	57 L ST SE	0 - 1/8 E	A2	5
G E HARLEY MACHINE & BOILER WO	1015 HALF ST SE	0 - 1/8 N	B4	6
DC FOREIGN CAR SERVICE	31 K ST SE	0 - 1/8 NNW	B6	6
SUNOCO #0004-4214	50 M ST SE	0 - 1/8 S	C9	7
PEPCO	M & HALF ST SE	0 - 1/8 S	11	8
R.M. BARIOU & J.D VAN WAGONER	1201 CUSHING PL SE	0 - 1/8 SSE	D12	9
WMATA SOUTHEASTERN GARAGE	17 M ST SE	0 - 1/8 SW	E14	10
CHEVRON USA INC.	1200 S CAPITOL ST SE	0 - 1/8 SW	H23	15
FORMER YORK SERVICE CO. INC.	910 1ST ST SE	1/8 - 1/4 NE	I32	21
PUBLIC STORAGE, INC	1230 S CAPITOL ST SE	1/8 - 1/4 SW	J34	21
UNKNOWN	100 I ST SE	1/8 - 1/4 NE	I35	21
SOUTH CAPITOL STREET AMOCO	1244 S CAPITOL ST SE	1/8 - 1/4 SSW	J41	24
DANIEL CRANE COMPANY	27 N ST SE	1/8 - 1/4 SSW	50	29
DANIEL J PERSON	1013 2ND ST SE	1/8 - 1/4 ENE	54	30
WEBER'S WHITE TRUCKS, INC	1331 HALF ST SE	1/8 - 1/4 S	P58	32
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EXXON S/S #2-5381	950 S CAPITOL ST SW	0 - 1/8 NW	G20	13
EXXON S/S #2-5055	1001 S CAPITOL ST SW	0 - 1/8 WNW	G24	15
NATIONAL TIRE WHOLESALE (NTW)	67 K ST SW	1/8 - 1/4 WNW	L37	22
USPS SOUTHWEST STATION	45 L ST SW	1/8 - 1/4 W	M40	24



## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>ADMIRAL LIMOUSINE COMPANY</b>	<b>1245 1ST ST SE</b>	<b>1/8 - 1/4 SSE</b>	<b>K43</b>	<b>24</b>
GOODYEAR ASC.-0264	1112 HALF ST SW	1/8 - 1/4 WNW	N45	25
DCFD ENGINE CO. #7	1101 HALF ST SW	1/8 - 1/4 WNW	N47	28
140 M STREET	140 M ST SE	1/8 - 1/4 ESE	O48	28
SOUTHEAST FEDERAL CENTER	2ND & M ST SE	1/8 - 1/4 ESE	O51	29
BOWEN ELEMENTARY SCHOOL	101 M ST SW	1/8 - 1/4 WSW	52	29
<b>SHELL OIL COMPANY</b>	<b>212 M ST SE</b>	<b>1/8 - 1/4 ESE</b>	<b>Q59</b>	<b>32</b>

### FEDERAL ASTM SUPPLEMENTAL

**Federal Lands:** Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 04/01/2003 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NAVAL STATION ANACOSTIA		1/2 - 1 SSE	0	5

### EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
CUSTIS & BROWN BARGE SPILL	CERCLIS, FINDS
WASHINGTON GAS LIGHT CO	CERCLIS, RCRIS-SQG, FINDS, ROD
ARCHIBALD GLOVER PARK OUTFALL OIL	CERC-NFRAP
EPIS.CHURCH HOME-SEVIER HOUSE	LUST
THE WALTON COMPANIES	LUST
SMITHSONIAN BUILDING	LUST
DC DEPT. PUBLIC WORKS	LUST
FORMER SEARS STORE	LUST
DC PUBLIC LIBRARY	LUST
DPW	LUST
BRANDYWINE HIGHLAND APTS.	LUST
HOWARD U. - 4TH & BRYANT	LUST
C&P TELEPHONE	LUST
ENVOY APARTMENTS	LUST
BORGER MANAGEMENT, INC.	LUST
1018 E. CAPITOL CONDOMINIUM	LUST
WASHINGTON NAVY YARD	LUST
SUNOCO	LUST
EXXON	LUST
DOUGLAS DEVELOPMENT CORP.	LUST
SHELL	LUST
DC - PUBLIC SCHOOL	LUST
EXXON	LUST
US GOVT PRINTING OFFICE	LUST
SOLDIERS/AIRMEN'S HOME	LUST
NORFORK COOP.	LUST
SOUTH NEW CAPITAL, LLC	LUST
GREENWAY APTS.	LUST
EXXON	LUST
SQUARE 669 LTD	LUST
US GOVERNMENT PRINTING OFFICE	LUST
ANACOSTIA NAVAL STATION, BLDG 351	LUST
ANACOSTIA NAVAL STATION, BLDG 155	LUST
ANACOSTIA NAVAL STN. SHOP 21D	LUST
NATIONAL BANK OF WASH. BLDG.	LUST
DC ENGINE CO. # 14	LUST
TAKOMA FUNERAL HOME	LUST
THE SAXONY BUILDING	LUST
US DISTRICT COURT HOUSE	LUST
DPW PROPERTY - 1725 FENWICK	LUST
ARCHITECT OF THE CAPITOL, DIRKSEN	LUST
ARCHITECT OF THE CAPITOL, RAYBURN	LUST
MUSCLE, INC.	LUST
CIH UPLANDS LIMITED PARTNERSHIP	LUST
GIRARD HOUSE APTS.	LUST
GOODYEAR ASC	LUST
DHS RANDALL BLDG	LUST
DC PUBLIC LIBRARY	LUST
MARINE BARRACKS, U.S.	LUST
WASH.HOSPITAL CNTR TK #5	LUST
CALOMARIS COMPANY INC	LUST
POTOMAC CREEK LIMITED	LUST
C & P TELEPHONE	LUST
POTOMAC CAP INVESTING	LUST
3325 M STREET-COMMERCIAL	LUST
1730 M ST., L.P.	LUST
CARBARN	LUST
CARRAMERICA	LUST
UNITED DRUG SERVICE	LUST

## EXECUTIVE SUMMARY

GEORGETOWN UNIVERSITY RYAN BLG.	LUST
MANULIFE REAL ESTATE	LUST
APT. BUILDING - BORAC COMPANY	LUST
THE INVESTMENT BUILDING	LUST
AMOCO	LUST
DCFD ENGINE 13	LUST
ARCHITECT OF THE CAPITOL - POWER P	LUST
DC DEPT HOUSING & COMMUNITY DEV	LUST
WOODWARD & LOTHROP	LUST
UNION STATION VENTURES	LUST
ROADSIDE DEVELOPMENT, INC.	LUST
CONCORD PARTNERS	LUST
JBG REAL ESTATE ASSOCIATES, XXI IN	LUST
WMATA	LUST
L.G. INDUSTRIES	LUST
THE WORLD BANK	LUST
M STREET DEVELOPER	LUST
BELL ATLANTIC-WASHINGTON, DC	LUST
SQUARE 74 - 2118 K ST NW	LUST
THE WASHINGTON POST (FUEL ST.)	LUST
JIMMY TIRE & AUTO SERVICE	LUST
FT MCNAIR - FITNESS CENTER	LUST
NAVY DISTRICT WASHINGTON	LUST
MT. VERNON DEV. GP. LTD	LUST
WILLIAM LEE PROPERTY	LUST
GW UNIV. WARWICK BUILDING	LUST
APT. BUILDING (CAPITAL CITY PR)	LUST
GSA - H.O.L.C. BUILDING	LUST
NEW PEPCO BUILDING	LUST
RIDDELL BUILDING	LUST
LANSBURG BUILDING	LUST
GWU, BUILDING K	LUST
APARTMENT BUILDING (BARAC CO)	LUST
2000 L STREET	LUST
HUBERT MILLER	LUST
BRAWNER CO.	LUST
C & P TELEPHONE - 62 L	LUST
80 M TRACKS LTD PARTNERS	LUST
BENNING HEIGHT LIMITED	LUST
NATIONAL ACADEMY OF SCIENCES	LUST
WELCH FAMILY LTD PARTNERSHIP	LUST
THE GEORGE WASHINGTON UNIVERSITY	LUST
35 K STREET, NE	LUST
DEVELOPMENT RESOURCES, INC.	LUST
HOWARD UNIVERSITY	LUST
CAFRTIZ, INC.	LUST
LINCOLN PROPERTY COMPANY	LUST
WASHINGTON NAVY YARD	LUST
UNION STATION VENTURE	LUST
JETU INC	LUST
SEED SCHOOL	LUST
THE DAVIS COMPANY	LUST
MDC LAND	LUST
AVALON AT GALLERY PLACE	LUST
CAPITAL CAB	LUST
UNKNOWN	LUST
AMOCO	LUST
FIDELITY STORAGE CO.	LUST
TOWER TERRACE WEST	LUST
CAFRTIZ COMPANY	LUST
K STREET INC.	LUST
MOUNT CLARE PROPERTIES	LUST



## EXECUTIVE SUMMARY

AMOCO  
H. B. LEARY JR. & BROS., INC.  
RIGGS NATIONAL BANK  
BUZZARD POINT GENERATING STA.  
GEORGE WHITE  
GEORGETOWN U.  
AMOCO - FORMER  
9TH AND EYE ASSOCIATES  
GEORGETOWN U - ICC  
CAFRITZ  
EMPIRE APARTMENTS  
DISTRICT PAVING  
RCA GLOBAL  
GWU ADAMS HALL  
FORMER HARTNETT HALL  
2200 M ST. LCC  
CHEVRON  
INTOWN MINI STORAGE  
PARK CREST APPARTMENTS  
BLAIR APT. CORPORATION  
OLD HECHT'S BLDG  
NATIONAL CHILD DAY CARE ASSO.  
JOHN AKRIDGE  
THE NEW CONVENTION CENTER  
THE NEW CONVENTION CENTER  
THE NEW CONVENTION CENTER  
5TH ST. FUELING STATION  
DC HOUSING AUTHORITY  
GW U. - GELMAN LIBRARY  
OLD GAS STATION  
DOUGLAS DEVELOPMENT  
CHEVRON  
JEFFERSON JUNIOR H.S.  
FORMER HUMBLE OIL GAS STATION  
DC DHCD - FRMR. GAS STATION  
MARTIN & BOYDS SPRINGWORKS, INC.  
NEW CONVENTION CENTER-MOUNT VERN  
AUTO REPAIR SERVICE STATION  
DC METRO POLICE, 3RD DIST.  
RANDLE HIGHLAND ELEMENTARY  
KRAMER JUNIOR HIGH SCHOOL  
DC DHCD - FRMR. MANHATTAN AUTO  
NATIONAL ASS. OF SECUR. DEALER  
PEPCO BUZZARD - TANK # 1  
WILLIAMSBURG PROPERTY INC.  
EMBASSY SQUARE - SUMMERFIELD HOTEL  
2100 COOPERATIVE ASSOC.  
FORMER SINCLAIR/CITGO GAS STATION  
CIRCLE CO. - 2118 K ST  
DC FIRE ENGINE COMPANY 23  
GEORGE WASHINGTON UNIVERSITY  
EMBASSY OF NEITHERLANDS  
WASHINGTON AQUEDUCT DIVISION  
THE JOHN F. KENNEDY CENTER  
BALLOU SENIOR HIGH SCHOOL  
NPS FT DUPONT - MAINT. YRD.  
FAIRFAX VILLAGE APARTMENTS  
DC DPW  
1105 W STREET NW, PROPERTY  
C & P TELEPHONE - 1200 H  
247 ASSOCIATES, L.P. - EXXON  
JOHN AKRIDGE COMPANY

[illegible]

## EXECUTIVE SUMMARY

HAGNER MANAGEMENT CORPORATION	LUST
SOME - 1338 R STREET, N.W.	LUST
DC ENGINE CO. # 9	LUST
DC DEPARTMENT OF HOUSING AND COM	LUST
UPTOWN PARTNERS, LLC C/O METROP	LUST
DPW FLEET MANAGEMENT	LUST
METROPOLITAN LIFE INSURANCE CO.	LUST
THE INVESTMENT BUILDING	LUST
FORMER CAFRITZ BUILDING I	LUST
JULIEN J STUDLEY INC.	LUST
NATIONS BANK TRUST	LUST
UNION STATION VENTURE	LUST
FT. MCNAIR - GAS STATION	LUST
FT. MCNAIR - BLDG 35	LUST
B.F. SAUL COMPANY	LUST
HALLEY GARDENS APTS	LUST
SPORTS COMMISSION ARENA SQR. 455	LUST
GENERAL SERVICE ADMINISTRATION	LUST
GEORGE WASH. U - THURSTON HALL	LUST
GEORGE WASH. U MUNSON HALL	LUST
GEORGETOWN U.-OBSERVATORY	LUST
FT. MCNAIR - QUARTERS #20	LUST
FARRAGUT DEVELOPMENT CO.	LUST
STEUART INVESTMENT CO.	LUST
MARFAIR JOINT VENTURE	LUST
PUBLIC STORAGE	LUST
HOLY COMFORTER CHURCH	LUST
STEUART PETROLEUM	LUST
DC PUBLIC SCHOOLS	LUST
WASHINGTON REAL ESTATE INVESTMENT	LUST
CAPITAL PARK TOWERS	LUST
TOWN CENTER PLAZA	LUST
AT&T - 1714 2ND ST SW	LUST
EXXON	LUST
NPS - JAMES CREEK MARINA	LUST
DPW	LUST
DC PUBLIC SCHOOL	LUST
BOWEN ELEMENTARY SCHOOL	LUST
TOWN CENTER LTD PTNER OD DC	LUST
WMATA	LUST
CAPITAL HILL SUITES HOTEL	LUST
DC HOUSING AUTHORITY	LUST
VIRGINIA PAVING	LUST
ELLEN WILSON DWELLING	LUST
STEUART PETROLEUM	LUST
SUNOCO	LUST
DC DPW FLEET MANAGEMENT	LUST
LERNER ENTERPRISES	LUST
SQUARE 742 LLC	LUST
GIDDINGS ADMINISTRATION BUILDING	UST
LAUNDROMAT	UST
PPR BUZZARD POINT GEN STATION	RCRIS-LQG, FINDS



# OVERVIEW MAP - 0986217.3s - Greenhorne & O'Mara



## Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Coal Gasification Sites

National Priority List Sites

Landfill Sites

Dept. Defense Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Wetlands

TARGET PROPERTY: GSA Building  
ADDRESS: 49 L Street, SE  
CITY/STATE/ZIP: Washington DC 20003  
LAT/LONG: 38.8775 / 77.0074

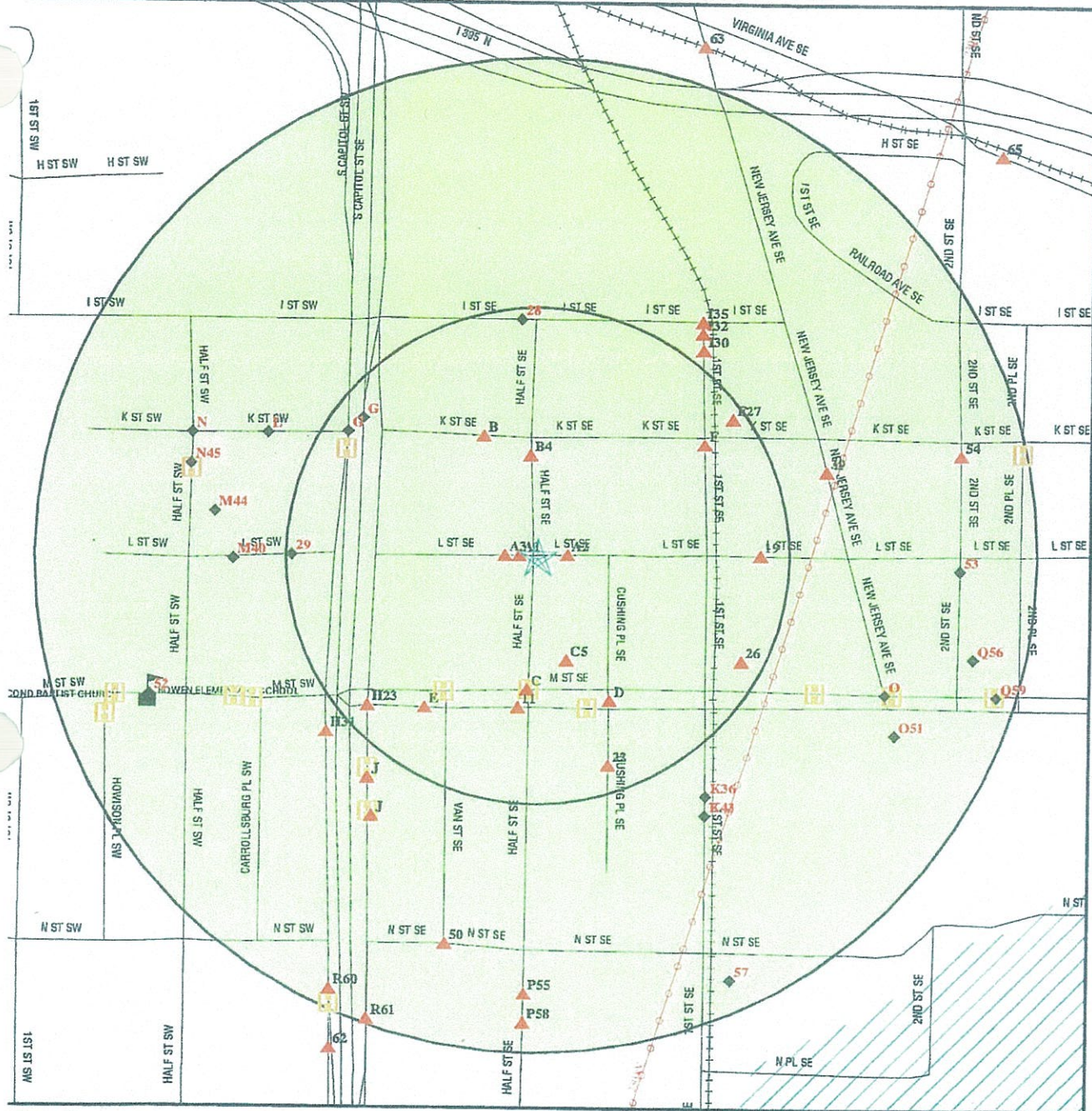
CUSTOMER: Greenhorne & O'Mara  
CONTACT: Irene Mendoza  
INQUIRY #: 0986217.3s  
DATE: May 30, 2003 12:58 pm

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# DETAIL MAP - 0986217.3s - Greenhorne & O'Mara



## Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Coal Gasification Sites

Historical Gas Stations / Historical Dry Cleaners  
See the EDR Proprietary Historical Map Findings

Sensitive Receptors

National Priority List Sites

Landfill Sites

Dept. Defense Sites

TARGET PROPERTY: GSA Building  
ADDRESS: 49 L Street, SE  
CITY/STATE/ZIP: Washington DC 20003  
LAT/LONG: 38.8775 / 77.0074

CUSTOMER: Greenhorne & O'Mara  
CONTACT: Irene Mendoza  
INQUIRY #: 0986217.3s  
DATE: May 30, 2003 12:59 pm





## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	1	NR	1
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.250	0	1	NR	NR	NR	1
CORRACTS		1.000	0	0	1	1	NR	2
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	2	0	NR	NR	NR	2
RCRIS Sm. Quan. Gen.		0.250	15	14	NR	NR	NR	29
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
LUST		0.500	4	5	9	NR	NR	18
UST		0.250	11	16	NR	NR	NR	27
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	1	NR	1
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
AST		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Gas Stations/Dry Cleaners		0.250	10	24	NR	NR	NR	34
Coal Gas		1.000	0	0	0	0	NR	0

### NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

DOD  
Region  
SSE  
1/2-1  
3033 ft.

NAVAL STATION ANACOSTIA  
DISTRICT OF COLUMBIA (County), DC

DOD  
CDOD034202  
N/A

FEDERAL LANDS:

Feature 1: Navy DOD  
Feature 2: Not reported  
Feature 3: Not reported  
Agency: DOD  
URL: Not reported  
Name 1: Naval Station Anacostia  
Name 2: Not reported  
Name 3: Not reported  
State: DC

A1  
West  
< 1/8  
51 ft.

CHILLED WATER PLANT  
41 L ST SE  
WASHINGTON, DC 20003

UST  
U002108181  
N/A

Site 1 of 3 in cluster A

Relative:  
Higher

UST:  
Facility ID: 2000131  
Owner: WMATA

Actual:  
24 ft.

A2  
East  
< 1/8  
78 ft.

TRACKS NIGHTCLUB  
57 L ST SE  
WASHINGTON, DC 20003

UST  
U002108357  
N/A

Site 2 of 3 in cluster A

Relative:  
Equal

UST:  
Facility ID: 2000968  
Owner: 80 M TRACKS LTD PARTNERS

Actual:  
23 ft.

A3  
West  
< 1/8  
88 ft.

MOMEN AUTO  
37 L STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1004681788  
DCR000000471

Site 3 of 3 in cluster A

Relative:  
Higher

RCRIS:  
Owner: MOMEN SHER  
(202) 484-8125  
EPA ID: DCR000000471  
Contact: SHER MOMEN  
(202) 484-8125

Actual:  
24 ft.

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

MOMEN AUTO (Continued)

EDR ID Number  
EPA ID Number

1004681788

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

B4  
North  
< 1/8  
269 ft.  
G E HARLEY MACHINE & BOILER WORK  
1015 HALF ST SE  
WASHINGTON, DC 20006

UST U002108257  
N/A

Site 1 of 4 in cluster B

Relative:  
Higher

UST:  
Facility ID: 2000418  
Owner: POTOMAC INVESTMENT PROPER

Actual:  
25 ft.

C5  
SSE  
< 1/8  
286 ft.  
PEPCO  
HALF / M STS, SE  
WASHINGTON DC, DC

LUST S101403106  
N/A

Site 1 of 3 in cluster C

Relative:  
Higher

LUST:  
Case Number: 87007  
Facility Status: CLOSED  
Facility Type : Other  
Quadrant : SE

Actual:  
25 ft.

B6  
NNW  
< 1/8  
352 ft.  
DC FOREIGN CAR SERVICE  
31 K ST SE  
WASHINGTON, DC 20006

UST U002108705  
N/A

Site 2 of 4 in cluster B

Relative:  
Higher

UST:  
Facility ID: 2002586  
Owner: DILRICO C/O GREENHOOT, INCO

Actual:  
24 ft.

B7  
NNW  
< 1/8  
352 ft.  
DC FOREIGN CAR SERVICE  
31 K STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG 1004681787  
FINDS DCR000000380

Site 3 of 4 in cluster B

Relative:  
Higher

Actual:  
24 ft.



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

DC FOREIGN CAR SERVICE (Continued)

1004681787

RCRIS:  
Owner: HONG KYUN HWA  
(703) 455-0903  
EPA ID: DCR000000380  
Contact: MIKE HONG  
(202) 488-7426  
Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:  
Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

B8  
NNW  
< 1/8  
352 ft.

P & K AUTO REPAIR  
32 K STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG 1004681859  
FINDS DCR000002162

Site 4 of 4 in cluster B

Relative:  
Higher

RCRIS:  
Owner: DECKER JOHN  
(703) 760-4900  
EPA ID: DCR000002162  
Contact: MOHAMMAD TARIQ  
(202) 314-7444

Actual:  
24 ft.

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:  
Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

C9  
South  
< 1/8  
355 ft.

SUNOCO #0004-4214  
50 M ST SE  
WASHINGTON, DC 19103

UST U002108325  
N/A

Site 2 of 3 in cluster C

Relative:  
Higher

UST:  
Facility ID: 2000735  
Owner: SUN REFINING & MARKETING CO

Actual:  
24 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

C10  
South  
< 1/8  
355 ft.

SUNOCO SERVICE STATION  
50 M ST SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS

EDR ID Number  
EPA ID Number

1000329272  
DCD000760736

Relative:  
Higher

Actual:  
24 ft.

Site 3 of 3 in cluster C

RCRIS:

Owner: SUN OIL COMPANY OF PENNSYLVANIA  
(215) 555-1212

EPA ID: DCD000760736

Contact: DON GRAY  
(301) 341-0100

Classification: Small Quantity Generator

Used Oil Recyc: No

TSD Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 05/04/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19920504

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

11  
South  
< 1/8  
405 ft.

PEPCO  
M & HALF ST SE  
WASHINGTON, DC 20000

UST U003763735  
N/A

Relative:  
Higher

Actual:  
24 ft.

UST:

Facility ID: 2000530  
Owner: UNKNOWN

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

D12  
SSE  
< 1/8  
429 ft.

R.M. BARIOW & J.D VAN WAGONER  
1201 CUSHING PL SE  
WASHINGTON, DC 22170

UST  
U003763741  
N/A

Site 1 of 2 in cluster D

Relative:  
Higher

UST:

Facility ID: 2000626

Owner: R.M. BARIOW & J.D VAN WAGONER

Actual:  
24 ft.

D13  
SSE  
< 1/8  
447 ft.

PLYMOUTH PRINTING SERVICE  
1200 CUSHING PLACE SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1001960070  
DCR000001628

Site 2 of 2 in cluster D

Relative:  
Higher

RCRIS:

Owner: ESTATE OF LAWRENCE BLUMENFELD  
(202) 488-7777

EPA ID: DCR000001628

Contact: JERRY TAYLOR  
(202) 488-7777

Actual:  
24 ft.

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSD Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)
D001	862.00

Violation Status: Violations exist

Regulation Violated:	4202.7(c)
Area of Violation:	GENERATOR-PRE-TRANSPORT REQUIREMENTS
Date Violation Determined:	12/17/1999
Actual Date Achieved Compliance:	01/28/2000

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	12/17/1999
Penalty Type:	Not reported

Regulation Violated:	4202.7(d)
Area of Violation:	GENERATOR-PRE-TRANSPORT REQUIREMENTS
Date Violation Determined:	12/17/1999
Actual Date Achieved Compliance:	01/28/2000

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	12/17/1999
Penalty Type:	Not reported

Regulation Violated:	4202.7,4401.23-4401.29
Area of Violation:	GENERATOR-PRE-TRANSPORT REQUIREMENTS
Date Violation Determined:	12/17/1999
Actual Date Achieved Compliance:	01/28/2000

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	12/17/1999
Penalty Type:	Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

PLYMOUTH PRINTING SERVICE (Continued)

1001960070

There are 3 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-PRE-TRANSPORT REQUIREMENTS	20000128
	GENERATOR-PRE-TRANSPORT REQUIREMENTS	20000128
	GENERATOR-PRE-TRANSPORT REQUIREMENTS	20000128

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

E14  
SW  
< 1/8  
498 ft.

WMATA SOUTHEASTERN GARAGE  
17 M ST SE  
WASHINGTON, DC 22314

UST U003054220  
N/A

Relative:  
Higher

Site 1 of 3 in cluster E

Actual:  
24 ft.

UST:  
Facility ID: 2000712  
Owner: WMATA

E15  
SW  
< 1/8  
498 ft.

WMATA  
17 M ST SE  
WASHINGTON, DC 20003

RCRIS-SQG 1000394661  
LUST DCD983966482

Relative:  
Higher

Site 2 of 3 in cluster E

Actual:  
24 ft.

RCRIS:  
Owner: WMATA  
(215) 555-1212  
EPA ID: DCD983966482  
Contact: STANLEY ABRAMSON  
(703) 962-5169

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: Violations exist

Regulation Violated:	262.41
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	04/04/1994
Actual Date Achieved Compliance:	08/01/1994
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	04/04/1994
Penalty Type:	Not reported

Regulation Violated:	262.41(a)
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	03/06/1992
Actual Date Achieved Compliance:	03/09/1992
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	03/06/1992
Penalty Type:	Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

WMATA (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000394661

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19940801
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19920309

LUST:

Case Number: 92048  
Facility Status: OPEN  
Facility Type: Other  
Quadrant: SE

E16  
SW  
< 1/8  
498 ft.

WMATA SOUTHEASTERN DIVISION  
17 M ST SE  
WASHINGTON, DC 20003

RCRIS-LQG 1000101225  
FINDS DCD981111859

Site 3 of 3 in cluster E

Relative:  
Higher

RCRIS:

Owner: WASHINGTON METRO AREA TRANSIT AUTH  
(202) 962-5113  
EPA ID: DCD981111859  
Contact: STANLEY ABRAMSON  
(703) 962-5169

Actual:  
24 ft.

Classification: Large Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	1460.00	D018	1460.00

Violation Status: Violations exist

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 03/09/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported

Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 05/01/1990  
Actual Date Achieved Compliance: 05/31/1990

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 05/03/1990  
Penalty Type: Not reported

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19920309
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900531

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

WMATA SOUTHEASTERN DIVISION (Continued)

1000101225

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
AIRS Facility System (AIRS/AFS)  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

F17  
NE  
< 1/8  
528 ft.

HOLIDAY CAB  
1007 1ST ST SE  
WASHINGTON, DC 20003

RCRIS-SQG 1000267473  
FINDS DCD983966094

Site 1 of 3 in cluster F

Relative:  
Higher

Actual:  
26 ft.

RCRIS:

Owner: OPERNAME  
(215) 555-1212  
EPA ID: DCD983966094

Contact: ROB GOTTLIED  
(202) 488-1800

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated:	Not reported
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	02/05/1990
Actual Date Achieved Compliance:	02/27/1990

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	02/07/1990
Penalty Type:	Not reported

Regulation Violated:	Not reported
Area of Violation:	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined:	02/05/1990
Actual Date Achieved Compliance:	02/27/1990

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	02/07/1990
Penalty Type:	Not reported

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

Date of  
Compliance  
19900227  
19900227

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

F18  
NE  
< 1/8  
540 ft.

ECONO AUTO  
1004 FIST ST SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1000687024  
DCD983969528

Site 2 of 3 in cluster F

Relative:  
Higher

RCRIS:

Owner: SAMAR KAMAL  
(202) 554-4456

Actual:  
26 ft.

EPA ID: DCD983969528

Contact: KAMAL SAMAR  
(202) 554-4456

Classification: Conditionally Exempt Small Quantity Generator

Used Oil Recyc: No

TSDf Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Permit Compliance System (PCS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

19  
East  
< 1/8  
583 ft.

A B C ELECTRIC MOTOR SERVICE  
115 L ST SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1000105811  
DCD024210775

Relative:  
Higher

RCRIS:

Owner: SOLON AUTOMATED SERVICES  
(215) 555-1212

Actual:  
28 ft.

EPA ID: DCD024210775

Contact: CLARENCE BALDERSON  
(202) 488-7152

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDf Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

G20  
NW  
< 1/8  
588 ft.

EXXON S/S #2-5381  
950 S CAPITOL ST SW  
WASHINGTON, DC 80228

UST  
U002108234  
N/A

Site 1 of 4 in cluster G

Relative:  
Lower

UST:

Facility ID: 2000366

Actual:  
19 ft.

Owner: EXXON MOBIL CORPORATION

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

EXXON S/S #2-5381 (Continued)

EDR ID Number  
EPA ID Number

Database(s)

U002108234

G21  
NW  
< 1/8  
588 ft.

EXXONMOBIL CORP #25381  
950 SOUTH CAPITOL ST SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
LUST

1000335657  
DCD982566069

Site 2 of 4 in cluster G

Relative:  
Lower

Actual:  
19 ft.

RCRIS:

Owner: EXXON MOBIL  
(713) 656-9075  
EPA ID: DCD982566069  
Contact: T-J STILBERT  
(713) 656-7761

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

<u>Waste</u>	<u>Quantity (Lbs)</u>	<u>Waste</u>	<u>Quantity (Lbs)</u>
D001	750.60	D018	750.60

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

LUST:

Case Number: 88017  
Facility Status: OPEN  
Facility Type : Gas Station  
Quadrant : SE

22  
SSE  
< 1/8  
587 ft.

DC EXPRESS CAB ASSOCIATION  
1235 CUSHING PLACE SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS

1001960072  
DCR000001701

Relative:  
Equal

Actual:  
23 ft.

RCRIS:

Owner: COHEN AND FELDMAN  
(301) 881-7800  
EPA ID: DCR000001701  
Contact: SATPARWIRTAK GHUMAN SINGH  
(202) 484-8516

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

DC EXPRESS CAB ASSOCIATION (Continued)

1001960072

Violation Status: Violations exist

Regulation Violated: 4203.1  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 12/16/1999  
Actual Date Achieved Compliance: 04/01/2002  
  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 12/17/1999  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS	20020401

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

H23  
SW  
< 1/8  
594 ft.

CHEVRON USA INC.  
1200 S CAPITOL ST SE  
WASHINGTON, DC 21204

UST U002108201  
N/A

Relative:  
Higher

Site 1 of 2 in cluster H

UST:  
Facility ID: 2000260  
Owner: CHEVRON USA INC.

Actual:  
24 ft.

G24  
WNW  
< 1/8  
594 ft.

EXXON S/S #2-5055  
1001 S CAPITOL ST SW  
WASHINGTON, DC 80228

UST U002108227  
N/A

Relative:  
Lower

Site 3 of 4 in cluster G

UST:  
Facility ID: 2000335  
Owner: EXXON MOBIL CORPORATION

Actual:  
19 ft.

G25  
WNW  
< 1/8  
599 ft.

EXXON CO USA RAS#25055  
1001 S CAPITOL ST SW  
WASHINGTON, DC 20024

RCRIS-SQG 1001023391  
FINDS DCR000000117  
LUST

Relative:  
Lower

Site 4 of 4 in cluster G

Actual:  
19 ft.



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

EXXON CO USA RAS#25055 (Continued)

1001023391

RCRIS:

Owner: EXXON MOBIL  
(281) 296-3655  
EPA ID: DCR000000117  
Contact: ALDA POOL  
(281) 296-3579

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
AIRS Facility System (AIRS/AFS)  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

LUST:

Case Number: 90071  
Facility Status: OPEN  
Facility Type: Gas Station  
Quadrant: SW

26  
ESE  
< 1/8  
603 ft.

US NATIONAL PHOTO INTRTPRETATION CENTER  
1ST & M ST SE  
WASHINGTON, DC 20374

RCRIS-LQG 1000495581  
FINDS DCD983967902

Relative:  
Higher

Actual:  
24 ft.

RCRIS:

Owner: US NATIONAL PHOTO INTERPRETATION CENTER  
(202) 863-3187  
EPA ID: DCD983967902  
Contact: RUFUS ROBINSON  
(202) 863-3187

Classification: Large Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 40 CFR 262.34(d)(5)  
Area of Violation: GENERATOR-SQG REQUIREMENTS  
Date Violation Determined: 02/19/1997  
Actual Date Achieved Compliance: Not reported

Regulation Violated: 40 CFR 265.54(d)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 05/15/1995  
Actual Date Achieved Compliance: 02/19/1997

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/30/1991  
Penalty Type: Not reported

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/30/1991  
Penalty Type: Not reported

Regulation Violated: 268.7(a)

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

US NATIONAL PHOTO INTRTPRETATION CENTER (Continued)

1000495581

Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 10/30/1991  
Actual Date Achieved Compliance: 11/25/1991  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/30/1991  
Penalty Type: Not reported  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/30/1991  
Penalty Type: Not reported

There are 3 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-SQG REQUIREMENTS	
Detailed Multimedia Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS	19970219
Compliance Evaluation Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS	19911125

NY MANIFEST

Additional detail is available in NY MANIFEST. Please contact your EDR Account Executive for more information.

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

F27  
NE  
< 1/8  
627 ft.

HOLIDAY CAB  
1007 B 1ST STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG 1001487030  
DCR000001677

Site 3 of 3 in cluster F

Relative:  
Higher

RCRIS:

Owner: FIRST K MANAGEMENT  
(202) 429-9044

EPA ID: DCR000001677

Contact: MUASSAM ALI  
(202) 554-1200

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

Actual:  
25 ft.

28  
North  
< 1/8  
631 ft.

US CAPITOL POLICE  
42 I STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG 1000495669  
FINDS DCD983968991

Relative:  
Lower

Actual:  
21 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

US CAPITOL POLICE (Continued)

1000495669

RCRIS:

Owner: US CAPITOL POLICE  
(202) 226-3030  
EPA ID: DCD983968991  
Contact: JAMES SMITH  
(202) 226-3030

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDf Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	360.00	D006	360.00
D008	360.00	D018	360.00
D035	360.00	D039	360.00
D040	360.00		

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

29  
West  
< 1/8  
645 ft.

MEGA AUTOMOTIVE CLINIC INC  
20 L STREET SW  
WASHINGTON, DC 20024

RCRIS-SQG 1001217878  
FINDS DCR000001529

Relative:  
Lower

Actual:  
21 ft.

RCRIS:

Owner: MERCHANDISE MART PROPERTIES INC  
(312) 527-4141  
EPA ID: DCR000001529  
Contact: RICHARD GYAMFI  
(202) 554-5914

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDf Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 4200.6  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 03/26/1998  
Actual Date Achieved Compliance: 05/05/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/26/1998  
Penalty Type: Not reported

Regulation Violated: 4200.6(d)  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 03/26/1998  
Actual Date Achieved Compliance: 05/05/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/26/1998  
Penalty Type: Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

MEGA AUTOMOTIVE CLINIC INC (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1001217878

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS
	GENERATOR-GENERAL REQUIREMENTS

Date of  
Compliance  
19980505  
19980505

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

I30  
NE  
1/8-1/4  
698 ft.

MERITT AUTO SERVICE CENTER  
925 1ST ST SE  
WASHINGTON, DC 20003

RCRIS-SQG 1000858629  
FINDS DCD983971482

Site 1 of 3 in cluster I

Relative:  
Higher

Actual:  
27 ft.

RCRIS:

Owner: CIRCLE MANAGEMENT  
(202) 333-5420  
EPA ID: DCD983971482  
Contact: SHAKEEL CHEEMA  
(202) 554-7900

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSD Activities: Not reported  
Violation Status: Violations exist

Regulation Violated:	262.41
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	04/04/1994
Actual Date Achieved Compliance:	03/16/1995
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	04/04/1994
Penalty Type:	Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19950316

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

H31  
SW  
1/8-1/4  
720 ft.

GEORGETOWN VALET  
1215-E SOUTH CAPITOL  
WASHINGTON, DC 20024

Database(s)  
EDR ID Number  
EPA ID Number

RCRIS-SQG  
FINDS  
1000447847  
DCD983966581

Site 2 of 2 in cluster H

Relative:  
Higher

RCRIS:  
Owner: H & M CLEANERS  
(202) 479-2232

Actual:  
24 ft.

EPA ID: DCD983966581

Contact: HYO WHANG  
(202) 479-2232

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 03/18/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported

Regulation Violated: 262.34(A)(3)  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 12/13/1991  
Actual Date Achieved Compliance: 01/21/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 12/20/1991  
Penalty Type: Not reported

Regulation Violated: 262.34(A)(2)  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 12/13/1991  
Actual Date Achieved Compliance: 01/21/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 12/20/1991  
Penalty Type: Not reported

There are 3 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS
Compliance Evaluation Inspection	GENERATOR-PRE-TRANSPORT REQUIREMENTS
	GENERATOR-PRE-TRANSPORT REQUIREMENTS

Date of  
Compliance  
19920318  
19920121  
19920121

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

GEORGETOWN VALET (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000447847

I32 FORMER YORK SERVICE CO. INC.  
NE 910 1ST ST SE  
1/8-1/4 WASHINGTON, DC 80210  
732 ft.

UST U002108322  
N/A

Site 2 of 3 in cluster I

Relative:  
Higher

UST:  
Facility ID: 9000056  
Owner: CHERFEIN JOINT VENTURE

Actual:  
27 ft.

J33 PUBLIC STORAGE, INC.  
SW 1230 SOUTH CAPITOL ST., SE  
1/8-1/4 WASHINGTON DC, DC  
736 ft.

LUST S105811108  
N/A

Site 1 of 4 in cluster J

Relative:  
Higher

LUST:  
Case Number: 96092  
Facility Status: OPEN  
Facility Type : Other  
Quadrant : SE

Actual:  
24 ft.

J34 PUBLIC STORAGE, INC  
SW 1230 S CAPITOL ST SE  
1/8-1/4 WASHINGTON, DC 91201  
736 ft.

UST U002108147  
N/A

Site 2 of 4 in cluster J

Relative:  
Higher

UST:  
Facility ID: 2000067  
Owner: PUBLIC STORAGE, INC

Actual:  
24 ft.

I35 UNKNOWN  
NE 100 I ST SE  
1/8-1/4 WASHINGTON, DC 80210  
758 ft.

UST U003053728  
N/A

Site 3 of 3 in cluster I

Relative:  
Higher

UST:  
Facility ID: 110  
Owner: ONE GREEN EYE, LLC

Actual:  
26 ft.

K36 ADMIRAL LIMOUSINE  
SE 1243 FIRST ST SE  
1/8-1/4 WASHINGTON, DC 20003  
778 ft.

RCRIS-SQG 1000687051  
FINDS DCD983969866

Site 1 of 2 in cluster K

Relative:  
Lower

Actual:  
20 ft.



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

ADMIRAL LIMOUSINE (Continued)

EDR ID Number  
EPA ID Number

1000687051

RCRIS:

Owner: GEORGE A COUPLE PRESIDENT  
(202) 554-1000  
EPA ID: DCD983969866  
Contact: GEORGE COUPE  
(703) 548-4382

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSD Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	344.00	D008	344.00
D039	344.00		

Violation Status: Violations exist

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994  
Actual Date Achieved Compliance: 11/08/1994  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19941108

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Permit Compliance System (PCS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

L37  
WNW  
1/8-1/4  
780 ft.

NATIONAL TIRE WHOLESALE (NTW)  
67 K ST SW  
WASHINGTON, DC 20814

UST U003763756  
N/A

Site 1 of 2 in cluster L

Relative:  
Lower

UST:  
Facility ID: 2002588  
Owner: MARK GOLDSTEIN/CAPITAL SOUTH

Actual:  
17 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

L38  
WNW  
1/8-1/4  
782 ft.

NATIONAL TIRE WHOLSALER  
67 K STREET SW  
WASHINGTON, DC 20024

RCRIS-SQG  
FINDS  
1000495686  
DCD983969163

Site 2 of 2 in cluster L

Relative:  
Lower

RCRIS:

Owner: NTW  
(202) 554-4605  
EPA ID: DCD983969163

Actual:  
17 ft.

Contact: MIKE RYAN  
(202) 554-4605

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

<u>Waste</u>	<u>Quantity (Lbs)</u>	<u>Waste</u>	<u>Quantity (Lbs)</u>
D001	147.00	D039	147.00
D040	147.00		

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

39  
ENE  
1/8-1/4  
791 ft.

HTT INC  
1029 NEW JERSEY AVE SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1001023409  
DCR000000299

Relative:  
Higher

RCRIS:

Owner: HTT INC  
(202) 484-7100  
EPA ID: DCR000000299

Actual:  
27 ft.

Contact: HAIZU TEKLEBERHAN  
(202) 484-7100

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated:	262.40(a)
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	08/13/1998
Actual Date Achieved Compliance:	09/07/1998
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	09/07/1998
Penalty Type:	Not reported

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>
Compliance Evaluation Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19980907

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

HTT INC (Continued)

1001023409

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Permit Compliance System (PCS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

M40  
West  
1/8-1/4  
799 ft.

USPS SOUTHWEST STATION  
45 L ST SW  
WASHINGTON, DC 20066

UST U003054218  
N/A

Site 1 of 2 in cluster M

Relative:  
Lower

UST:

Facility ID: 2000692

Owner: UNITED STATES POSTAL SERVICE

Actual:  
19 ft.

J41  
SSW  
1/8-1/4  
813 ft.

SOUTH CAPITOL STREET AMOCO  
1244 S CAPITOL ST SE  
WASHINGTON, DC 20003

UST U002108176  
N/A

Site 3 of 4 in cluster J

Relative:  
Higher

UST:

Facility ID: 2000105

Owner: WAHLA LLC

Actual:  
25 ft.

J42  
SSW  
1/8-1/4  
813 ft.

AMOCO  
1244 SOUTH CAPITAL ST. SE  
WASHINGTON DC, DC 20002

LUST 1001276588  
N/A

Site 4 of 4 in cluster J

Relative:  
Higher

LUST:

Case Number: 94047

Facility Status: CLOSED

Facility Type : Gas Station

Quadrant : SE

Actual:  
25 ft.

K43  
SSE  
1/8-1/4  
819 ft.

ADMIRAL LIMOUSINE COMPANY  
1245 1ST ST SE  
WASHINGTON, DC 20854

UST U003053734  
LUST N/A

Site 2 of 2 in cluster K

Relative:  
Lower

LUST:

Case Number: 98009

Facility Status: CLOSED

Facility Type : Other

Quadrant : SE

Actual:  
20 ft.

UST:

Facility ID: 164

Owner: WILLCO CONSTRUCTION CO



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

ADMIRAL LIMOUSINE COMPANY (Continued)

U003053734

M44  
West  
1/8-1/4  
856 ft.

STIDHAM TIRE  
39L ST SW  
WASHINGTON, DC 20024

RCRIS-SQG  
FINDS  
1000732355  
DCD983970385

Site 2 of 2 in cluster M

Relative:  
Lower

RCRIS:

Owner: STIDHAM TIRE AND AUTO CARE  
(301) 322-3200  
EPA ID: DCD983970385  
Contact: SCOTT PHILLIPS  
(202) 484-8473

Actual:  
17 ft.

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994  
Actual Date Achieved Compliance: 04/19/1994  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19940419

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

N45  
WNW  
1/8-1/4  
944 ft.

GOODYEAR ASC.-0264  
1112 HALF ST SW  
WASHINGTON, DC 44316

UST  
U002108249  
N/A

Site 1 of 3 in cluster N

Relative:  
Lower

UST:

Facility ID: 2000406  
Owner: LEASED CONTROLLED BY. GOOD

Actual:  
15 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

N46 D C FIRE DEPARTMENT-APPARATUS DIV  
WNW 1103 HALF ST SW  
1/8-1/4 WASHINGTON, DC 20024  
962 ft.

RCRIS-SQG 1000114167  
FINDS DCD981040959

Site 2 of 3 in cluster N

Relative:  
Lower

RCRIS:

Owner: DC GOVERNMENT  
(215) 555-1212  
EPA ID: DCD981040959  
Contact: THOMAS MCCAFFERY  
(202) 745-2240

Actual:  
14 ft.

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSD Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	7403.00	D039	7403.00
F003	324.00	F005	324.00

Violation Status: Violations exist

Regulation Violated: 4202.7(e), 4401.23  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 05/06/1998  
Actual Date Achieved Compliance: 09/25/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 05/06/1998  
Penalty Type: Not reported

Regulation Violated: 4202.7(e), 4403  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 05/06/1998  
Actual Date Achieved Compliance: 09/25/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 05/06/1998  
Penalty Type: Not reported

Regulation Violated: 4203.9  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 05/06/1998  
Actual Date Achieved Compliance: 09/25/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 05/06/1998  
Penalty Type: Not reported

Regulation Violated: 4203.5  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 05/06/1998  
Actual Date Achieved Compliance: 09/25/1998

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 05/06/1998  
Penalty Type: Not reported

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

D C FIRE DEPARTMENT-APPARATUS DIV (Continued)

1000114167

Actual Date Achieved Compliance: 04/18/1994  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported  
Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 08/05/1992  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported  
Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 01/17/1990  
Actual Date Achieved Compliance: 02/08/1990  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 01/23/1990  
Penalty Type: Not reported  
Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 01/17/1990  
Actual Date Achieved Compliance: 02/08/1990  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 01/23/1990  
Penalty Type: Not reported  
Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 11/03/1989  
Actual Date Achieved Compliance: 02/08/1990  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 11/09/1989  
Penalty Type: Not reported

There are 9 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-PRE-TRANSPORT REQUIREMENTS	19980925
	GENERATOR-PRE-TRANSPORT REQUIREMENTS	19980925
	GENERATOR-RECORDKEEPING REQUIREMENTS	19980925
	GENERATOR-RECORDKEEPING REQUIREMENTS	19980925
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19940418
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19920805
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900208
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900208
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900208



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

D C FIRE DEPARTMENT-APPARATUS DIV (Continued)

EDR ID Number  
EPA ID Number

1000114167

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

N47 DCFD ENGINE CO. #7  
WNW 1101 HALF ST SW  
1/8-1/4 WASHINGTON, DC 20001  
966 ft.

UST U003054184  
N/A

Site 3 of 3 in cluster N

Relative:  
Lower

UST:  
Facility ID: 2000278  
Owner: DC FIRE DEPARTMENT

Actual:  
14 ft.

O48 140 M STREET  
ESE 140 M ST SE  
1/8-1/4 WASHINGTON, DC 20006  
987 ft.

UST U003865159  
N/A

Site 1 of 3 in cluster O

Relative:  
Lower

UST:  
Facility ID: 9000557  
Owner: SQUAR 742 LLC

Actual:  
18 ft.

O49 AAMCO TRANSMISSION  
ESE 140 M STREET SE  
1/8-1/4 WASHINGTON, DC 20003  
987 ft.

RCRIS-SQG 1000495577  
FINDS DCD983967852

Site 2 of 3 in cluster O

Relative:  
Lower

RCRIS:  
Owner: CHUNG EUNG JOON  
(202) 488-7636  
EPA ID: DCD983967852  
Contact: EUNG CHUNG  
(202) 488-7636

Actual:  
18 ft.

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994  
Actual Date Achieved Compliance: 05/09/1994

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 03/25/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

AAMCO TRANSMISSION (Continued)

1000495577

Penalty Type: Not reported

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19940509  
19920325

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

50  
SSW  
1/8-1/4  
1056 ft.

CAPITOL CRANE COMPANY  
27 N ST SE  
WASHINGTON, DC 20816

UST U002109585  
N/A

Relative:  
Higher

UST:  
Facility ID: 272  
Owner: MINKOFF COMPANY, INC

Actual:  
24 ft.

O51  
ESE  
1/8-1/4  
1056 ft.

SOUTHEAST FEDERAL CENTER  
2ND & M ST SE  
WASHINGTON, DC 20037

UST U003763723  
N/A

Relative:  
Lower

Site 3 of 3 in cluster O

UST:  
Facility ID: 2000218  
Owner: GENERAL SERVICES ADMINISTR

Actual:  
18 ft.

52  
WSW  
1/8-1/4  
1080 ft.

BOWEN ELEMENTARY SCHOOL  
101 M ST SW  
WASHINGTON, DC 20002

UST U003764149  
N/A

Relative:  
Lower

UST:  
Facility ID: 9000357  
Owner: D.C. PUBLIC SCHOOL - PENN CENT

Actual:  
16 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

53  
East  
1/8-1/4  
1114 ft.

WEBERS RITE-WAY AUTO INC  
1111 2ND ST SE  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
1000217549  
DCD054423439

Relative:  
Lower

RCRIS:

Owner: WEBERS RITE-WAY AUTO INC  
(215) 555-1212  
EPA ID: DCD054423439  
Contact: JUD WELCH  
(202) 488-7134

Actual:  
22 ft.

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994  
Actual Date Achieved Compliance: 06/09/1994

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 03/27/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported

There are 2 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19940609  
19920327

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

54  
ENE  
1/8-1/4  
1147 ft.

DANIEL J PERSON  
1013 2ND ST SE  
WASHINGTON, DC 20003

UST  
U003054569  
N/A

Relative:  
Higher

UST:

Facility ID: 2003527  
Owner: DANIEL J PERSON

Actual:  
26 ft.



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

P55  
South  
1/8-1/4  
1162 ft.

BRAKE SERVICE CO  
1318 HALF STREET SE  
WASHINGTON, DC 20003

RCRIS-SQG 1001201520  
FINDS DCR000000901

Site 1 of 2 in cluster P

Relative:  
Higher

RCRIS:

Owner: LUKAESKO JOSEPH R  
(202) 488-3330

Actual:  
24 ft.

EPA ID: DCR000000901

Contact: JOSEPH LUKAESKO  
(202) 488-3330

Classification: Conditionally Exempt Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

Q56  
ESE  
1/8-1/4  
1180 ft.

US SECRET SVC SSD  
2ND & M STS SE BLDG 216  
WASHINGTON, DC 20374

RCRIS-SQG 1001023404  
FINDS DCR000000240

Site 1 of 2 in cluster Q

Relative:  
Lower

RCRIS:

Owner: GSA AL VERMILION  
(202) 254-3360

Actual:  
18 ft.

EPA ID: DCR000000240

Contact: KENNY MOHR  
(202) 566-2877

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

57  
SSE  
1/8-1/4  
1236 ft.

BLUE PLAINS UPTOWN  
1ST & N STS SE  
WASHINGTON, DC 20032

RCRIS-SQG 1000732421  
FINDS DCD983971094

Relative:  
Lower

Actual:  
17 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

BLUE PLAINS UPTOWN (Continued)

1000732421

RCRIS:

Owner: BLUE PLAINS UPTOWN  
(202) 767-8804  
EPA ID: DCD983971094  
Contact: JAMES WOODLAND  
(202) 645-6407

Classification: Conditionally Exempt Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: Violations exist

Regulation Violated: 262.40(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 09/27/1993  
Actual Date Achieved Compliance: 10/13/1993  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 09/29/1993  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation Area of Violation  
Compliance Evaluation Inspection GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19931013

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Facility Registry System (FRS)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

P58  
South  
1/8-1/4  
1239 ft.

WEBER'S WHITE TRUCKS, INC  
1331 HALF ST SE  
WASHINGTON, DC 20003

UST U003054219  
LUST N/A

Site 2 of 2 in cluster P

Relative:  
Higher

LUST:  
Case Number: 98029  
Facility Status: CLOSED  
Facility Type : Other  
Quadrant : SE

Actual:  
24 ft.

UST:  
Facility ID: 2000704  
Owner: WEBER'S WHITE TRUCKS, INC

Q59  
ESE  
1/8-1/4  
1267 ft.

SHELL OIL COMPANY  
212 M ST SE  
WASHINGTON, DC 32701

UST U002108298  
LUST N/A

Site 2 of 2 in cluster Q

Relative:  
Lower

LUST:  
Case Number: 90075  
Facility Status: OPEN  
Facility Type : Gas Station  
Quadrant : SE

Actual:  
18 ft.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

SHELL OIL COMPANY (Continued)

U002108298

UST:  
Facility ID: 2000657  
Owner: MOTIVA ENTERPRISES, LLC

R60  
SSW  
1/8-1/4  
1268 ft.

JAMES T WARRING & SONS INC  
1321 S CAPITOL ST  
WASHINGTON, DC 20003

RCRIS-SQG 1000221667  
CERC-NFRAP DCD042278994

Site 1 of 2 in cluster R

Relative:  
Higher

CERCLIS-NFRAP Classification Data:

Site Incident Category: Not reported

Non NPL Code: NFRAP

Ownership Status: Other

Federal Facility: Not a Federal Facility

Actual:  
25 ft.

CERCLIS-NFRAP Assessment History:

Assessment: DISCOVERY

Assessment: PRELIMINARY ASSESSMENT

Assessment: SITE INSPECTION

Assessment: ARCHIVE SITE

NPL Status: Not on the NPL

Completed: 09/01/1979

Completed: 11/01/1979

Completed: 03/01/1980

Completed: 03/01/1980

CERCLIS-NFRAP Alias Name(s):

WARRING DRUM

JAMES T WARRING & SONS INC

RCRIS:

Owner: JAMES T WARRING SONS INC

(215) 555-1212

EPA ID: DCD042278994

Contact: VINCENT WARRING  
(202) 488-1528

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

R61  
SSW  
1/8-1/4  
1304 ft.

WARRING, JAMES T SONS INC  
1330 S CAPITOL ST SE  
WASHINGTON, DC 20003

RCRIS-SQG 1000362121  
FINDS DCD000746909

Site 2 of 2 in cluster R

Relative:  
Higher

RCRIS:

Owner: WARRING, JAMES T SONS INC

(215) 555-1212

EPA ID: DCD000746909

Contact: VINCENT WARRING  
(202) 488-1528

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WARRING, JAMES T SONS INC (Continued)

1000362121

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

62 POTOMAC CAB COMPANY  
SSW 1345 S CAPITOL ST SW  
1/4-1/2 WASHINGTON, DC 20003  
1412 ft.

UST U002108095  
LUST N/A

Relative:  
Higher

LUST:

Case Number: 89048  
Facility Status: CLOSED  
Facility Type : Other  
Quadrant : SW

Actual:  
25 ft.

UST:

Facility ID: 2000014  
Owner: POTOMAC CAB CO

63 GEORGETOWN UNIVERSITY LAW CENTER  
NNE 600 NEW JERSEY AVE., NW  
1/4-1/2 WASHINGTON DC, DC  
1417 ft.

LUST S105738218  
N/A

Relative:  
Higher

LUST:

Case Number: 2002060  
Facility Status: OPEN  
Facility Type : Educational  
Quadrant : NW

Actual:  
27 ft.

64 CARROLLSBURG APARTMENTS  
East 319 L ST SE  
1/4-1/2 WASHINGTON, DC 20001  
1612 ft.

UST U003054160  
LUST N/A

Relative:  
Equal

LUST:

Case Number: 94028  
Facility Status: CLOSED  
Facility Type : Other  
Quadrant : SE

Actual:  
23 ft.

UST:

Facility ID: 2000225  
Owner: DISTRICT OF COLUMBIA GOVERN

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

65 WASHINGTON POST NEWSPAPER-SOUTHEAST PLT  
NE 225 VIRGINIA AVE SE  
1/4-1/2 WASHINGTON, DC 20003  
1617 ft.

RCRIS-SQG 1000241723  
FINDS 15301WSHNGWO  
TRIS  
LUST

Relative:  
Higher

RCRIS:  
Owner: WASHINGTON POST NEWSPAPER  
(215) 555-1212  
EPA ID: DCD003238193  
Contact: DOROTHY WYATT  
(202) 334-4449

Actual:  
48 ft.

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported  
Violation Status: Violations exist

Regulation Violated: 265.16(a)(2)  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 07/12/1994  
Actual Date Achieved Compliance: 07/28/1994

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 07/12/1994  
Penalty Type: Not reported

Regulation Violated: 262.41(a)  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 03/06/1992  
Actual Date Achieved Compliance: 03/09/1992

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/06/1992  
Penalty Type: Not reported

Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 10/05/1989  
Actual Date Achieved Compliance: 03/26/1990

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/10/1989  
Penalty Type: Not reported

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 03/08/1990  
Penalty Type: Not reported

Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 10/05/1989  
Actual Date Achieved Compliance: 01/04/1990

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 10/10/1989  
Penalty Type: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

WASHINGTON POST NEWSPAPER-SOUTHEAST PLT (Continued)

EDR ID Number  
EPA ID Number

1000241723

There are 4 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	19940728
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS	19920309
Non-Financial Record Review	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900326
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900326
	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19900104

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Biennial Reporting System (BRS)

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

LUST:

Case Number: 90031  
Facility Status: CLOSED  
Facility Type : Other  
Quadrant : SE

Case Number: 93060  
Facility Status: NFA  
Facility Type : Other  
Quadrant : SE

S66  
WSW  
1/4-1/2  
1731 ft.

SOUTHEAST FEDERAL CENTER (GSA)  
2ND AND M ST., SW  
WASHINGTON, DC 20408

CERCLIS 1000212591  
RCRIS-SQG 20705MNRPLP70  
FINDS  
TRIS  
CORRACTS

Site 1 of 2 in cluster S

Relative:  
Lower

Actual:  
12 ft.

CERCLIS Classification Data:

Site Incident Category: Oil Spill

Non NPL Status: HRS Ongoing

Ownership Status: Federally Owned

Contact: NICHOLAS J DINARDO

Contact Title: Not reported

Contact: STACIE M. DRISCOLL

Contact Title: Not reported

Contact: STEVEN R HIRSH

Contact Title: Not reported

CERCLIS Assessment History:

Assessment: DISCOVERY

CERCLIS Site Status:

Not reported

CERCLIS Alias Name(s):

GSA

WASHINGTON OFFICE (GSA)

CORRACTS Data:

EPA Id: DC8470090004  
Region: 3  
State: DC  
Area Name: BLOCK M & BLOCK N  
Original Scheduled Date: Not reported  
New Scheduled Date: 10/01/1998

Federal Facility: Federal Facility

NPL Status: Not on the NPL

Contact Tel: (215) 814-3365

Contact Tel: (215) 814-3368

Contact Tel: (215) 814-3352

Completed: 04/06/1988



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

Database(s)    EDR ID Number  
EPA ID Number

SOUTHEAST FEDERAL CENTER (GSA) (Continued)

1000212591

Actual Date: Not reported  
Corrective Action: CA650 - Stabilization Construction Completed

EPA Id: DC8470090004  
Region: 3  
State: DC  
Area Name: BLDGS 160, 167, 170 & 173  
Original Scheduled Date: Not reported  
New Scheduled Date: 10/01/1998  
Actual Date: Not reported  
Corrective Action: CA650 - Stabilization Construction Completed

EPA Id: DC8470090004  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: Not reported  
New Scheduled Date: 05/04/1999  
Actual Date: Not reported  
Corrective Action: CA725IN - Current Human Exposures Under Control , More information is needed to make a determination

EPA Id: DC8470090004  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: Not reported  
New Scheduled Date: 09/16/1997  
Actual Date: Not reported  
Corrective Action: CA725IN - Current Human Exposures Under Control , More information is needed to make a determination

EPA Id: DC8470090004  
Region: 3  
State: DC  
Area Name: BLDGS 135, 158, 159, 159E, 187, 204&216  
Original Scheduled Date: Not reported  
New Scheduled Date: 10/01/1998  
Actual Date: Not reported  
Corrective Action: CA650 - Stabilization Construction Completed

The CORRACTS database contains 11 additional records for this site.  
Please contact your EDR Account Executive for more information.

RCRIS Corrective Action Summary:

Event: RFI Imposition  
Event Date: 08/02/1999  
Event: Current Human Exposures under Control, More information is needed to make a determination.  
Event Date: 05/04/1999

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

Database(s)    EDR ID Number  
EPA ID Number

SOUTHEAST FEDERAL CENTER (GSA) (Continued)

1000212591

Event:            Igration of Contaminated Groundwater under Control, More information is needed to make a determination.  
Event Date:      04/27/1999  
Event:            Stabilization Construction Completed  
Event Date:      10/01/1998  
Event:            Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).  
Event Date:      06/15/1998  
Event:            CA Prioritization, Facility or area was assigned a high corrective action priority.  
Event Date:      09/25/1997  
Event:            Notice of Contamination  
Event Date:      09/16/1997  
Event:            RFI Imposition  
Event Date:      09/16/1997  
Event:            Current Human Exposures under Control, More information is needed to make a determination.  
Event Date:      09/16/1997  
Event:            Igration of Contaminated Groundwater under Control, More information is needed to make a determination.  
Event Date:      09/16/1997  
Event:            RFA Determination Of Need For An RFI, RFI is Necessary;  
Event Date:      09/16/1997

RCRIS:

Owner:            US GOVERNMENT  
                      (215) 555-1212  
EPA ID:            DC8470090004  
Contact:           JOSEPH STUART  
                      (202) 472-2240

Classification:   Small Quantity Generator  
Used Oil Recyc:   No  
TSDF Activities:   Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

<u>Waste</u>	<u>Quantity (Lbs)</u>	<u>Waste</u>	<u>Quantity (Lbs)</u>
D001	5735.00	D002	2790.00
D006	2050.00	F003	880.00
U121	2050.00	U240	2050.00

Violation Status: Violations exist

Regulation Violated:	262.41(a)
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	03/06/1992
Actual Date Achieved Compliance:	02/10/1993
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	03/06/1992
Penalty Type:	Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

SOUTHEAST FEDERAL CENTER (GSA) (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000212591

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19930210

NY MANIFEST

Additional detail is available in NY MANIFEST. Please contact your EDR Account Executive for more information.

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)  
Facility Registry System (FRS)  
National Compliance Database (NCDB)  
Resource Conservation and Recovery Act Information system (RCRAINFO)

S67  
WSW  
1/4-1/2  
1800 ft.

GREENLEAF SENIOR HOUSING  
1200 DELAWARE AVENUE. SW  
WASHINGTON DC, DC 20024

LUST U003541201  
N/A

Site 2 of 2 in cluster S

Relative:  
Lower

LUST:  
Case Number: 98089  
Facility Status: CLOSED  
Facility Type : Commercial  
Quadrant : SW

Actual:  
13 ft.

68  
South  
1/4-1/2  
2369 ft.

DC MATERIALS CO.  
25 POTOMAC AVE, SE  
WASHINGTON DC, DC 20003

LUST U003294418  
N/A

Relative:  
Lower

LUST:  
Case Number: 95078  
Facility Status: OPEN  
Facility Type : Other  
Quadrant : SE

Actual:  
19 ft.

69  
South  
1/4-1/2  
2522 ft.

OPPORTUNITY CONCRETE CORP  
1601 S CAPITOL ST SW  
WASHINGTON, DC 20003

RCRIS-SQG  
FINDS  
LUST  
1000495667  
DCD983968975

Relative:  
Equal

RCRIS:  
Owner: OPPORTUNITY CONCRETE CORP  
(202) 488-4138  
EPA ID: DCD983968975  
Contact: JOSEPH PENTOLINO  
(202) 269-3300

Actual:  
23 ft.

Classification: Small Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

OPPORTUNITY CONCRETE CORP (Continued)

1000495667

Violation Status: Violations exist

Regulation Violated: 262.41  
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS  
Date Violation Determined: 04/04/1994  
Actual Date Achieved Compliance: 04/18/1994  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 04/04/1994  
Penalty Type: Not reported

There are 1 violation record(s) reported at this site:

Evaluation	Area of Violation
Non-Financial Record Review	GENERATOR-RECORDKEEPING REQUIREMENTS

Date of  
Compliance  
19940418

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

LUST:

Case Number: 94012  
Facility Status: OPEN  
Facility Type : Other  
Quadrant : SW

70  
WNW  
1/4-1/2  
2562 ft.

DC PUBLIC LIBRARY  
920 WESLEY PLACE, SW  
WASHINGTON DC, DC

LUST S105738241  
N/A

Relative:  
Lower

LUST:

Actual:  
16 ft.

Case Number: 2002090  
Facility Status: CLOSED  
Facility Type : DC Govt - other  
Quadrant : SW

71  
SSW  
1/4-1/2  
2601 ft.

METRO BUILDING SUPPLY  
50 Q STREET, SW  
WASHINGTON DC, DC

LUST S102835013  
N/A

Relative:  
Higher

LUST:

Actual:  
27 ft.

Case Number: 91045  
Facility Status: OPEN  
Facility Type : Other  
Quadrant : SW

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

72 WASHINGTON NAVY YARD  
ESE 1014 N STREET SE SUITE 3207  
1/2-1 WASHINGTON, DC 20374  
4371 ft.

CERCLIS 1000147680  
RCRIS-LQG DC9170024310  
NPL  
CORRACTS

Relative:  
Equal

Actual:  
23 ft.

CERCLIS Classification Data:

Site Incident Category: Not reported  
Non NPL Status: Not reported  
Ownership Status: Federally Owned  
Contact: STACIE M. DRISCOLL  
Contact Title: Not reported  
Contact: STEVEN R HIRSH  
Contact Title: Not reported  
Contact: ROBERT W. STROUD  
Contact Title: Not reported

Federal Facility: Federal Facility

NPL Status: Currently on the Final NPL  
Contact Tel: (215) 814-3368

Contact Tel: (215) 814-3352

Contact Tel: (215) 814-3366

CERCLIS Assessment History:

Assessment: DISCOVERY  
Assessment: PRELIMINARY ASSESSMENT  
Assessment: PRELIMINARY ASSESSMENT  
Assessment: HRS PACKAGE  
Assessment: PROPOSAL TO NPL  
Assessment: FINAL LISTING ON NPL  
Assessment: FF RI/FS  
Assessment: FF REMOVAL  
Assessment: FEDERAL INTERAGENCY AGREEMENT  
Assessment: IAG NEGOTIATIONS

Completed: 05/01/1981  
Completed: 05/16/1991  
Completed: 09/14/1994  
Completed: 02/26/1998  
Completed: 03/06/1998  
Completed: 07/28/1998  
Completed: 06/02/1999  
Completed: 06/16/1999  
Completed: 06/30/1999  
Completed: 06/30/1999

CERCLIS Site Status:

Not reported

CERCLIS Alias Name(s):

USN WASHINGTON NAVAL DIST BLDG 170  
WASHINGTON NAVY YARD

CORRACTS Data:

EPA Id: DC9170024310  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: Not reported  
New Scheduled Date: 09/22/1998  
Actual Date: Not reported  
Corrective Action: CA210SF - CA Responsibility Referred To A Non-RCRA Federal Authority ,  
Corrective Action at the facility or area referred to CERCLA

EPA Id: DC9170024310  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: Not reported  
New Scheduled Date: 08/29/1996  
Actual Date: Not reported  
Corrective Action: CA070YE - RFA Determination Of Need For An RFI, RFI is Necessary

EPA Id: DC9170024310  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: Not reported  
New Scheduled Date: 09/30/1996  
Actual Date: Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Corrective Action: CA075HI - CA Prioritization, Facility or areawas assigned a high corrective action priority

EPA Id: DC9170024310  
Region: 3  
State: DC  
Area Name: ENTIRE FACILITY  
Original Scheduled Date: 10/15/1997  
New Scheduled Date: / /  
Actual Date: Not reported  
Corrective Action: CA150 - RFI Workplan Approved

EPA Id: DC9170024310  
Region: 3  
State: DC  
Area Name: SITE 16  
Original Scheduled Date: Not reported  
New Scheduled Date: 08/14/1998  
Actual Date: Not reported  
Corrective Action: CA150 - RFI Workplan Approved

The CORRACTS database contains 14 additional records for this site.  
Please contact your EDR Account Executive for more information.

NPL:  
EPA ID: DC9170024310  
Region: 03  
Federal: Federal  
Final Date: 07/28/1998

NPL Contaminant:  
NPL Status: Final  
Substance Id: A003  
Case Num: 7440-36-0  
Substance : ANTIMONY AND COMPOUNDS, NOS (SB)  
Pathway : NOT INDICATED  
GW Scoring : Not reported  
SW Scoring : Not reported  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: A038  
Case Num: 7440-02-0  
Substance : NICKEL AND COMPOUNDS, NOS (NI)  
Pathway : NOT INDICATED  
GW Scoring : Not reported  
SW Scoring : Not reported  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: A048  
Case Num: 7782-49-2  
Substance : SELENIUM AND COMPOUNDS, NOS (SE)



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Pathway :	NOT INDICATED
GW Scoring :	Not reported
SW Scoring :	Not reported
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported
NPL Status:	Final
Substance Id:	A005
Case Num:	7440-38-2
Substance :	ARSENIC AND COMPOUNDS, NOS (AS)
Pathway :	SW
GW Scoring :	Not reported
SW Scoring :	Observed Release & Toxicity
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported
NPL Status:	Final
Substance Id:	A011
Case Num:	7440-41-7
Substance :	BERYLLIUM AND COMPOUNDS, NOS (BE)
Pathway :	SW
GW Scoring :	Not reported
SW Scoring :	Observed Release & Toxicity
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported
NPL Status:	Final
Substance Id:	A020
Case Num:	7440-47-3
Substance :	CHROMIUM AND COMPOUNDS, NOS (CR)
Pathway :	SW
GW Scoring :	Not reported
SW Scoring :	Observed Release & Toxicity
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported
NPL Status:	Final
Substance Id:	A046
Case Num:	1336-36-3
Substance :	POLYCHLORINATED BIPHENYLS, NOS
Pathway :	SW
GW Scoring :	Not reported
SW Scoring :	Observed Release & Toxicity
Air Scoring:	Not reported
Soil Scoring:	Not reported
DC Scoring:	Not reported
FE Scoring:	Not reported
NPL Status:	Final
Substance Id:	A049
Case Num:	7440-22-4
Substance :	SILVER AND COMPOUNDS, NOS (AG)

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation    Site

MAP FINDINGS

Database(s)    EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: C178  
Case Num: 7440-50-8  
Substance : COPPER AND COMPOUNDS, NOS (CU)  
Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: C247  
Case Num: 7440-66-6  
Substance : ZINC AND COMPOUNDS, NOS (ZN)  
Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: C460  
Case Num: 7439-97-6  
Substance : MERCURY  
Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: D006  
Case Num: 7440-43-9  
Substance : CADMIUM (CD)  
Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release & Toxicity  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Status: Final  
Substance Id: D008  
Case Num: 7439-92-1  
Substance : LEAD (PB)

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Pathway : SW  
GW Scoring : Not reported  
SW Scoring : Observed Release & Toxicity  
Air Scoring: Not reported  
Soil Scoring: Not reported  
DC Scoring: Not reported  
FE Scoring: Not reported

NPL Site:  
CERCLIS Id: DC9170024310  
Site City: Washington  
Site State: DC  
NPL Status: Final  
Status Date: 07/28/98  
Federal Site: Yes  
HRS Score: 48.57  
GW Score: 0.00  
SW Score: 97.14  
Air Score: 0.00  
Soil Score: 0.00  
DC Score: 0.00  
FE Score: 0.00

NPL Char:  
NPL Status: Final  
Category Description: DEPTH TO AQUIFER  
Category Value: Unknown  
NPL Status: Final  
Category Description: DISTANCE TO NEAREST POPULATION  
Category Value: >0 and <=1/4 Mile  
NPL Status: Final  
Category Description: OBSERVED RELEASE-Surface Water  
Category Value: Not reported  
NPL Status: Final  
Category Description: OBSERVED RELEASE-Surface Water Overland Flood Threat  
Category Value: Not reported  
NPL Status: Final  
Category Description: OTHER GROUND WATER USE-Unknown  
Category Value: Not reported  
NPL Status: Final  
Category Description: PHYSICAL STATE-Solid  
Category Value: Not reported  
NPL Status: Final  
Category Description: SITE ACTIVITY WASTE SOURCE-Federal  
Category Value: Not reported  
NPL Status: Final  
Category Description: SITE ACTIVITY WASTE SOURCE-Federal DOD  
Category Value: Not reported  
NPL Status: Final  
Category Description: SITE ACTIVITY WASTE SOURCE-Federal DOD Ordnance Prod/Storage  
Category Value: Not reported  
NPL Status: Final  
Category Description: SURFACE WATER ADJACENT TO SITE-River  
Category Value: Contamination



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

RCRIS Corrective Action Summary:

Event: RFI Workplan Approved  
Event Date: Not reported  
Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).  
Event Date: 11/14/1998  
Event: CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action at the facility or area referred to CERCLA.  
Event Date: 09/22/1998  
Event: RFI Workplan Approved  
Event Date: 08/14/1998  
Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).  
Event Date: 06/12/1998  
Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).  
Event Date: 02/17/1998  
Event: RFI Imposition  
Event Date: 07/16/1997  
Event: Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).  
Event Date: 10/26/1996  
Event: CA Prioritization, Facility or area was assigned a high corrective action priority.  
Event Date: 09/30/1996  
Event: RFA Determination Of Need For An RFI, RFI is Necessary;  
Event Date: 08/29/1996

RCRIS:

Owner: OPERNAME  
(215) 555-1212  
EPA ID: DC9170024310  
Contact: PAULINA KHOSA  
(202) 433-2926  
Classification: Large Quantity Generator  
Used Oil Recyc: No  
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 1999

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	4173.00	D002	3567.00
D004	2914.00	D005	2914.00
D006	2914.00	D007	4304.00
D008	1079282.00	D009	9525.00
D011	472.00	D018	1089.00

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

D019	320.00	D029	450.00
D035	432.00	D043	450.00
F002	450.00	F003	882.00
F005	882.00	U044	450.00
U121	320.00	U188	450.00

Violation Status: Violations exist

Regulation Violated: 40 CFR 265.50  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 06/28/1995  
Actual Date Achieved Compliance: 01/23/2001

Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 01/17/1999  
Penalty Type: Not reported

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

Regulation Violated: 40 CFR 265.51(a)  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 05/15/1995  
Actual Date Achieved Compliance: 01/23/2001

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

Regulation Violated: 40 CFR 265.16  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 02/26/1995  
Actual Date Achieved Compliance: 08/13/1998

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

Regulation Violated: 40 CFR 262.12  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 02/26/1995  
Actual Date Achieved Compliance: 12/19/1996

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

Regulation Violated: 40 CFR 262.34(a)(2)  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 02/26/1995  
Actual Date Achieved Compliance: 08/13/1998

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

Regulation Violated: 40 CFR 265.174  
Area of Violation: GENERATOR-GENERAL REQUIREMENTS  
Date Violation Determined: 02/26/1995  
Actual Date Achieved Compliance: 01/23/2001

Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Penalty Type: Not reported  
Regulation Violated: 40 CFR 262.34(a)(3)  
Area of Violation: GENERATOR-PRE-TRANSPORT REQUIREMENTS  
Date Violation Determined: 02/26/1995  
Actual Date Achieved Compliance: 08/13/1998  
Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported  
Regulation Violated: Not reported  
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)  
Date Violation Determined: 12/30/1988  
Actual Date Achieved Compliance: 05/12/1989  
Enforcement Action: WRITTEN INFORMAL  
Enforcement Action Date: 01/17/1989  
Penalty Type: Not reported  
Enforcement Action: FINAL 3008(A) COMPLIANCE ORDER  
Enforcement Action Date: 09/30/1996  
Penalty Type: Not reported

There are 8 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	20010123
	GENERATOR-GENERAL REQUIREMENTS	19980813
	GENERATOR-GENERAL REQUIREMENTS	19961219
	GENERATOR-PRE-TRANSPORT REQUIREMENTS	19980813
	GENERATOR-PRE-TRANSPORT REQUIREMENTS	19980813
	GENERATOR-GENERAL REQUIREMENTS	20010123
Detailed Multimedia Inspection	GENERATOR-GENERAL REQUIREMENTS	20010123
Compliance Schedule Evaluation	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19890512
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19890512

NY MANIFEST

Additional detail is available in NY MANIFEST. Please contact your EDR Account Executive for more information.

CT MANIFEST

Additional detail is available in CT MANIFEST. Please contact your EDR Account Executive for more information.



# MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
1948	"B MAJOR SERVICE STATION	65 M PL SE	WASHINGTON	DC	SSE	< 1/8	Higher	Gasoline And Oil Service Stations
1954	CAMPBELL TEXACO SERVICE STATION	22 M PL SE	WASHINGTON	DC	SSW	< 1/8	Higher	Gasoline Stations
1948	CAMPBELL TEXACO SERVICE STATION	22 M PL SE	WASHINGTON	DC	SSW	< 1/8	Higher	Gasoline And Oil Service Stations
1954	FUTWIDER S ESSO SERVICENTER	1015 S CAPITOL ST SE	WASHINGTON	DC	WNW	< 1/8	Higher	Gasoline Stations
1960	FUTWIDER S ESSO SERVICENTER	1015 SOUTH CAPITOL TER SW	WASHINGTON	DC	WNW	< 1/8	Higher	Gasoline Stations
1940	HATTON ELIZ L MRS	20 M PL SE	WASHINGTON	DC	SW	< 1/8	Higher	Gasoline And Oil Service Stations
1954	MAJOR SERVICE STATION	65 M PL SE	WASHINGTON	DC	SSE	< 1/8	Higher	Gasoline Stations
1943	MAJOR SERVICE STATION	65 M PL SE	WASHINGTON	DC	SSE	< 1/8	Higher	Gasoline And Oil Service Stations
1954	MILLMAN S SUNOCO SERVICE STATION	50 M PL SE	WASHINGTON	DC	SSE	< 1/8	Higher	Gasoline Stations
1940	PELICANO RICH D	65 M PL SE	WASHINGTON	DC	South	< 1/8	Higher	Gasoline And Oil Service Stations
1960	ARISTO CLEANERS & DYERS (OFC)	1226 S CAPITOL ST SE	WASHINGTON	DC	SW	1/8-1/4	Higher	Cleaners And Dyers
1954	ARISTO CLEANERS & DYERS MAIN OFC	1226 S CAPITOL ST SE	WASHINGTON	DC	SW	1/8-1/4	Higher	Cleaners And Dyers
1940	ARISTO CLEANERS & DYERS PLANT	1226 S CAPITOL ST SE	WASHINGTON	DC	SW	1/8-1/4	Higher	Clothes Pressers And Cleaners
1931	ASHTON PRESTON	51 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Clothes Pressers And Cleaners
1954	BARHOUR S SERVICE STATION	140 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Gasoline Stations
1936	BLAND JOHN	148 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Clothes Pressers And Cleaners
1940	BLAND JOHN M	148 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Clothes Pressers And Cleaners
1926	CALHOUN LEON	51 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Dyers And Cleaners
1960	CAMPBELL S AUTO SERVICE	1327 S CAPITOL ST SE	WASHINGTON	DC	SSW	1/8-1/4	Higher	Automobile Repairing
1964	CAMPBELL S GARAGE	1327 S CAPITOL ST SE	WASHINGTON	DC	SSW	1/8-1/4	Higher	Automobile Repairing
1954	CAPITAL LAUNDRY & DRY CLEANERS	16 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Cleaners And Dyers
1922	CLOMAX ARTHUR	1208 HOWISON PL SW	WASHINGTON	DC	WSW	1/8-1/4	Lower	Automobile Repairs
1922	CLOMAX BROS	68 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Same	Automobile Repairs
1931	COLEMAN JOHN F	1013 2ND PL SE	WASHINGTON	DC	ENE	1/8-1/4	Higher	Automobile Repairing
1936	FARMER ALVIN J	148 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Clothes Pressers And Cleaners
1936	GARBLEY TIP	124 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Clothes Pressers And Cleaners
1964	KERGE S AMERICAN SERVICE	1244 SOUTH CAPITOL ST SW	WASHINGTON	DC	SSW	1/8-1/4	Higher	Gasoline Stations
1954	NAVAL ESSO SERVICE STATION	212 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Gasoline Stations
1948	NAVAL SERVICE STATION	212 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Gasoline And Oil Service Stations
1943	NAVAL SERVICE STATION	212 M PL SE	WASHINGTON	DC	ESE	1/8-1/4	Higher	Laundries-Steam
1940	QUALITY LAUNDRY & DRY CLEANING CO INC	16 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Laundries-Steam
1931	QUALITY LAUNDRY CO INC	12 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Laundries
1926	QUALITY LAUNDRY CO INC	18 M PL SW	WASHINGTON	DC	WSW	1/8-1/4	Higher	Laundries
1948	REECE JOHN S	1114 HALF ST SW	WASHINGTON	DC	WNW	1/8-1/4	Higher	Automobile Repairing

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.



# ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON	S104918526	EPIS.CHURCH HOME-SEVIER HOUSE	1515 32ND (3124 Q) ST. NW		LUST
WASHINGTON	S105738299	THE WALTON COMPANIES	(LOT 817) 1110 K STREET, NW		LUST
WASHINGTON	S103816829	SMITHSONIAN BUILDING	10TH / CONSTITUTION AVENUE,		LUST
WASHINGTON	1005440672	CUSTIS & BROWN BARGE SPILL	12TH AND WATER STREETS, SW	20024	CERCLIS, FINDS
WASHINGTON	1003867339	ARCHIBALD GLOVER PARK OUTFALL OIL	42ND & EDMUND STREET, N.W.	20024	CERC-NFRAP
WASHINGTON	S105029659	DC DEPT. PUBLIC WORKS	2000 ADAMS STREET, NE		LUST
WASHINGTON	S103817062	FORMER SEARS STORE	4101 ALBEMARLE STREET, NW		LUST
WASHINGTON	S105738242	DC PUBLIC LIBRARY	115 ATLANTIC STREET, SW		LUST
WASHINGTON	S104918458	DPW	101 ATLANTIC STREET, SE		LUST
WASHINGTON	S104918790	BRANDYWINE HIGHLAND APTS.	721 BRANDYWINE STREET, SE		LUST
WASHINGTON	S105029666	HOWARD U. - 4TH & BRYANT	4TH / BRYANT STREET, NW		LUST
WASHINGTON	S104298186	C&P TELEPHONE	1350 BUCHANAN STREET, NW		LUST
WASHINGTON	S103816952	ENVOY APARTMENTS	2144 CALIFORNIA STREET, NW		LUST
WASHINGTON	S104918756	BORGER MANAGEMENT, INC.	5215 NORTH CAP. STREET, NE		LUST
WASHINGTON	S104918463	1018 E. CAPITOL CONDOMINIUM	1018 EAST CAP. STREET, NE		LUST
WASHINGTON	S105029748	WASHINGTON NAVY YARD	2701 SOUTH CAPITAL STREET, SW.		LUST
WASHINGTON	S102834998	SUNOCO	4635 SOUTH CAPITAL ST., SW		LUST
WASHINGTON	S102835000	EXXON	4650 S. CAPITOL STREET, SE		LUST
WASHINGTON	S105029696	DOUGLAS DEVELOPMENT CORP.	1415 N. CAPITOL STREET, NE		LUST
WASHINGTON	S105029742	SHELL	4700 SOUTH CAPITAL STREET		LUST
WASHINGTON	S105260066	DC - PUBLIC SCHOOL	4300 NORTH CAPITAL STREET		LUST
WASHINGTON	S103817188	EXXON	N. CAPITOL AND RIGGS RD, NE		LUST
WASHINGTON	S103817189	US GOVT PRINTING OFFICE	NORTH CAPITOL AND H STREET, NW		LUST
WASHINGTON	S102834956	SOLDIERS/AIRMEN'S HOME	3700 NORTH CAPITAL STREET, NW		LUST
WASHINGTON	S103534562	NORFOLK COOP.	5200 NORTH CAPITAL STREET, NW		LUST
WASHINGTON	S103534616	SOUTH NEW CAPITAL, LLC	825 N. CAPITOL STREET, NE		LUST
WASHINGTON	S103817030	GREENWAY APTS.	3525 E. CAPITOL STREET		LUST
WASHINGTON	S103817087	EXXON	4650 SOUTH CAPITAL STREET, SE		LUST
WASHINGTON	S105811101	SQUARE 669 LTD	NORTH CAPITAL STREET AND P STR		LUST
WASHINGTON	S104918810	US GOVERNMENT PRINTING OFFICE	NORTH CAPITAL AND H STS, NW		LUST
WASHINGTON	S104918620	ANACOSTIA NAVAL STATION, BLDG 351	2701 SOUTH CAPITAL STREET, SW		LUST
WASHINGTON	S104918621	ANACOSTIA NAVAL STATION, BLDG 155	2701 SOUTH CAPITAL STREET		LUST
WASHINGTON	S104918623	ANACOSTIA NAVAL STN. SHOP 21D	2701 SOUTH CAPITAL ST., SW		LUST
WASHINGTON	S104918688	NATIONAL BANK OF WASH. BLDG.	3850 S. CAPITOL STREET, SE		LUST
WASHINGTON	S104918729	DC ENGINE CO. # 14	4801 N. CAPITOL STREET, NE		LUST
WASHINGTON	S102834912	TAKOMA FUNERAL HOME	254 CARROLL STREET, NW		LUST
WASHINGTON	S103816912	THE SAXONY BUILDING	1801 CLYDESDALE PLACE, NW		LUST
WASHINGTON	S103534515	US DISTRICT COURT HOUSE	3RD / CONSTITUTION AVENUE, N		LUST
WASHINGTON	S104918544	DPW PROPERTY - 1725 FENWICK	1725 FENWICK STREET, NE		LUST
WASHINGTON	S104918562	ARCHITECT OF THE CAPITOL, DIRKSEN	200 FIRST STREET, NW		LUST
WASHINGTON	S104918453	ARCHITECT OF THE CAPITOL, RAYBURN	100 FIRST STREET, SW		LUST
WASHINGTON	S103816985	MUSCLE, INC.	2829 GAINESVILLE STREET, SE		LUST
WASHINGTON	S104918500	CIH UPLANDS LIMITED PARTNERSHIP	127 GALVESTON STREET, SW		LUST

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON	S103534610	GIRARD HOUSE APTS.	744 GIRARD STREET, NW		LUST
WASHINGTON	S103534309	GOODYEAR ASC	1112 HALF STREET., SW		LUST
WASHINGTON	S104918798	DHS RANDALL BLDG	820 HALF STREET, SW		LUST
WASHINGTON	S105738238	DC PUBLIC LIBRARY	1801 HAMTIN STREET, NW		LUST
WASHINGTON	S103534620	MARINE BARRACKS, U.S.	8TH / I STREET, SE		LUST
WASHINGTON	S105029665	WASH.HOSPITAL CNTR TK #5	110 IRVING STREET, NW		LUST
WASHINGTON	S104918572	CALOMARIS COMPANY INC	21 KENNEDY STREET, NW		LUST
WASHINGTON	S105738293	POTOMAC CREEK LIMITED	955 L'ENFANT PLAZA, NORTH		LUST
WASHINGTON	1004681879	PPR BUZZARD POINT GEN STATION	1ST & S STREETS SW	20024	RCRIS-LQG, FINDS
WASHINGTON	U003865183	GIDDINGS ADMINISTRATION BUILDING	315 G ST SE	20003	UST
WASHINGTON	U003865949	LAUNDROMAT	1530 1ST ST SW	20024	UST
WASHINGTON	S103816839	C & P TELEPHONE	1200 H ST, NW		LUST
WASHINGTON	S103534449	POTOMAC CAP INVESTING	30 M ST, NE		LUST
WASHINGTON	S104918647	3325 M STREET-COMMERCIAL	3325 M ST, NW		LUST
WASHINGTON	S103534370	1730 M ST., L.P.	1730 M ST, NW		LUST
WASHINGTON	S103817033	CARBARN	3600 M ST, NW		LUST
WASHINGTON	S103534320	CARRAMERICA	1201 F ST., NW		LUST
WASHINGTON	S103534469	UNITED DRUG SERVICE	331 N ST., NE		LUST
WASHINGTON	S104918680	GEORGETOWN UNIVERSITY RYAN BLG.	3700 O ST., NW		LUST
WASHINGTON	S103534308	MANULIFE REAL ESTATE	1111 E ST/500 11TH ST., NW		LUST
WASHINGTON	S104918555	APT. BUILDING - BORAC COMPANY	1828 Q STREET SE		LUST
WASHINGTON	S105029707	THE INVESTMENT BUILDING	1511 K STREET NW		LUST
WASHINGTON	1000241757	WASHINGTON GAS LIGHT CO	1200 N STREET SE		LUST
WASHINGTON	S104298184	AMOCO	1301 M STREET	20003	CERCLIS, RCRIS-SOG, FINDS, ROD
WASHINGTON	S105029688	DCFD ENGINE 13	2119 G STREET NW		LUST
WASHINGTON	S105029691	ARCHITECT OF THE CAPITOL - POWER P	I STREET SE		LUST
WASHINGTON	S105029713	DC DEPT HOUSING & COMMUNITY DEV	59 M STREET NE		LUST
WASHINGTON	S103997237	WOODWARD & LOTHROP	1025 F STREET		LUST
WASHINGTON	S105260043	UNION STATION VENTURES	131 M STREET (TANK #6)		LUST
WASHINGTON	S105260067	ROADSIDE DEVELOPMENT, INC.	1400 O STREET		LUST
WASHINGTON	S105260073	CONCORD PARTNERS	1328-32 G STREET		LUST
WASHINGTON	S105260074	JBG REAL ESTATE ASSOCIATES, XXI IN	1300 N STREET		LUST
WASHINGTON	S105260088	WMATA	M STREET NORTH TO FLORIDA AVEN		LUST
WASHINGTON	S103816836	L.G. INDUSTRIES	1140 3RD STREET NE		LUST
WASHINGTON	S103816914	THE WORLD BANK	1809 G STREET		LUST
WASHINGTON	S105738231	M STREET DEVELOPER	310 M STREET		LUST
WASHINGTON	S104918768	BELL ATLANTIC-WASHINGTON, DC	58 L STREET		LUST
WASHINGTON	S104918580	SQUARE 74 - 2118 K ST NW	2118 K STREET NW		LUST
WASHINGTON	S104918592	THE WASHINGTON POST (FUEL ST.)	841 2ND STREET		LUST
WASHINGTON	S104918454	JIMMY TIRE & AUTO SERVICE	100 K STREET NE		LUST
WASHINGTON	S104918469	FT MCNAIR - FITNESS CENTER	103 3RD STREET		LUST
WASHINGTON	S105738280	NAVY DISTRICT WASHINGTON	901 M STREET BLDG 184,		LUST
WASHINGTON	S105738282	MT. VERNON DEV. GP. LTD	934 3RD STREET		LUST
WASHINGTON	S105738290	WILLIAM LEE PROPERTY	1530 1ST STREET		LUST
WASHINGTON	S104918596	GW UNIV. WARWICK BUILDING	2300 K STREET, NW		LUST
WASHINGTON	S104918558	APT. BUILDING (CAPITAL CITY PR)	1881 3RD STREET, NW		LUST
WASHINGTON	S103817006	GSA - H.O.L.C. BUILDING	320 1ST STREET, NW		LUST



# ORPLAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON	S104232508	NEW PEPCO BUILDING	777 9TH STREET, NW		LUST
WASHINGTON	S103816906	RIDDELL BUILDING	1730 K STREET, NW		LUST
WASHINGTON	S103817090	LANSBURG BUILDING	480 8TH STREET, NW		LUST
WASHINGTON	S103817169	GWU, BUILDING K	817 23RD STREET, NW		LUST
WASHINGTON	S105280049	APARTMENT BUILDING (BARAC CO)	3945 4TH STREET, SE		LUST
WASHINGTON	S102834862	2000 L STREET	2000 L STREET, NW		LUST
WASHINGTON	S103817004	HUBERT MILLER	3124 Q STREET, NW		LUST
WASHINGTON	S102835037	BRAWNER CO.	5605 2ND STREET, NE		LUST
WASHINGTON	S105029667	C & P TELEPHONE - 62 L	62 L STREET, NE		LUST
WASHINGTON	S105029694	80 M TRACKS LTD PARTNERS	80 M STREET, SE		LUST
WASHINGTON	S105029695	BENNING HEIGHT LIMITED	4400 E STREET, SE		LUST
WASHINGTON	S105029697	NATIONAL ACADEMY OF SCIENCES	500 5TH STREET, NW		LUST
WASHINGTON	S105029699	WELCH FAMILY LTD PARTNERSHIP	125 V STREET, NW		LUST
WASHINGTON	S105029705	THE GEORGE WASHINGTON UNIVERSITY	2115 G STREET, NW		LUST
WASHINGTON	S105029706		35 K STREET, NE		LUST
WASHINGTON	S105029710	DEVELOPMENT RESOURCES, INC.	800 8TH STREET, NW		LUST
WASHINGTON	S105029717	HOWARD UNIVERSITY	527 U STREET, NW		LUST
WASHINGTON	S105029731	CAFRTZ, INC.	1625 I STREET, NW		LUST
WASHINGTON	S105029739	LINCOLN PROPERTY COMPANY	1333 F STREET, NW		LUST
WASHINGTON	S103987235	WASHINGTON NAVY YARD	901 M STREET, SE		LUST
WASHINGTON	S105260047	UNION STATION VENTURE	131 M STREET,		LUST
WASHINGTON	S105260051	JETU INC	851/853 21ST STREET, NE		LUST
WASHINGTON	S105260070	SEED SCHOOL	4300 C STREET, SE		LUST
WASHINGTON	S105260081	THE DAVIS COMPANY	1629 K STREET, NW		LUST
WASHINGTON	S105260085	MDC LAND	2201 2ND STREET, NW		LUST
WASHINGTON	S105260089	AVALON AT GALLERY PLACE	770 5TH STREET, NW		LUST
WASHINGTON	S103816824	CAPITAL CAB	1033 3RD STREET, NE		LUST
WASHINGTON	S103816841	UNKNOWN	1201 F STREET, NW		LUST
WASHINGTON	S103816847	AMOCO	1231 N STREET, NW		LUST
WASHINGTON	S103816873	FIDELITY STORAGE CO.	1420 U STREET, NW		LUST
WASHINGTON	S103816875	TOWER TERRACE WEST	1440 N STREET, NW		LUST
WASHINGTON	S103816891	CAFRTZ COMPANY	1660 L STREET, NW		LUST
WASHINGTON	S103816894	K STREET INC.	1701 K STREET, NW		LUST
WASHINGTON	S103534318	MOUNT CLARE PROPERTIES	1201 1ST STREET, NE		LUST
WASHINGTON	S103534342	AMOCO	1317 9TH STREET, NW		LUST
WASHINGTON	S103534354	H. B. LEARY JR. & BROS., INC.	1612 U STREET, NW		LUST
WASHINGTON	S103534369	RIGGS NATIONAL BANK	1725 K STREET, NW		LUST
WASHINGTON	S103534465	BUZZARD POINT GENERATING STA.	33 V STREET, SW		LUST
WASHINGTON	S103534470	GEORGE WHITE	3337 N STREET, NW		LUST
WASHINGTON	S103534501	GEORGETOWN U.	3700 O STREET, NW		LUST
WASHINGTON	S103534613	AMOCO - FORMER	801 M STREET, NW		LUST
WASHINGTON	S103534618	9TH AND EYE ASSOCIATES	831 9TH STREET, NW		LUST
WASHINGTON	S103817042	GEORGETOWN U - ICC	3700 O STREET, NW		LUST
WASHINGTON	S103816903	CAFRTZ	1725 I STREET, NW		LUST
WASHINGTON	S103816929	EMPIRE APARTMENTS	2000 F STREET, NW		LUST
WASHINGTON	S103816932	DISTRICT PAVING	2001 5TH STREET, NE		LUST
WASHINGTON	S103816937	RCA GLOBAL	2030 M STREET, NW		LUST

# ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON	S103816938	GWU ADAMS HALL	2100 I STREET, NW		LUST
WASHINGTON	S103816945	FORMER HARTNETT HALL	2116 P STREET, NW		LUST
WASHINGTON	S103816954	2200 M ST. LOC	2200 M STREET, NW		LUST
WASHINGTON	S103816955	CHEVRON	2200 P STREET, NW		LUST
WASHINGTON	S103816957	INTOWN MINI STORAGE	2215 5TH STREET, NE		LUST
WASHINGTON	S103816967	PARK CREST APARTMENTS	2324 41ST STREET, NW		LUST
WASHINGTON	S102834786	BLAIR APT. CORPORATION	1321 M STREET, NW		LUST
WASHINGTON	S105738192	OLD HECHT'S BLDG	575 7TH STREET, NW		LUST
WASHINGTON	S105738200	NATIONAL CHILD DAY CARE ASSO.	2229 M STREET, NE		LUST
WASHINGTON	S105738213	JOHN AKRIDGE	900 7TH STREET, NW		LUST
WASHINGTON	S105811145	THE NEW CONVENTION CENTER	800 M STREET, NW		LUST
WASHINGTON	S105811148	THE NEW CONVENTION CENTER	1234-36 9TH STREET, NW		LUST
WASHINGTON	S105811161	THE NEW CONVENTION CENTER	1018 8TH STREET, NW		LUST
WASHINGTON	S103997224	5TH ST. FUELING STATION	2115 5TH STREET, NE		LUST
WASHINGTON	S103997228	DC HOUSING AUTHORITY	3815-17 9TH STREET, SE		LUST
WASHINGTON	S103534399	GW U. - GELMAN LIBRARY	2130 H STREET, NW		LUST
WASHINGTON	S103534401	OLD GAS STATION	2133 10TH STREET, NW		LUST
WASHINGTON	S103817159	DOUGLAS DEVELOPMENT	77 P STREET, NE		LUST
WASHINGTON	S103817165	CHEVRON	801 9TH STREET, NW		LUST
WASHINGTON	S103817166	JEFFERSON JUNIOR H.S.	801 I STREET, SW		LUST
WASHINGTON	S104918753	FORMER HUMBLE OIL GAS STATION	513 E STREET, NW		LUST
WASHINGTON	S104918762	DC DHCD - FRMR. GAS STATION	54 G STREET, NW		LUST
WASHINGTON	S104918777	MARTIN & BOYDS SPRINGWORKS, INC.	624 L STREET, NW		LUST
WASHINGTON	S104918802	NEW CONVENTION CENTER-MOUNT VERN	900 9TH STREET, NW		LUST
WASHINGTON	S104918805	AUTO REPAIR SERVICE STATION	934 3RD STREET, NW		LUST
WASHINGTON	S104918833	DC METRO POLICE, 3RD DIST.	1630 V STREET, NW		LUST
WASHINGTON	S104918834	RANDLE HIGHLAND ELEMENTARY	1650 30TH STREET, SE		LUST
WASHINGTON	S104918835	KRAMER JUNIOR HIGH SCHOOL	1700 Q STREET, SE		LUST
WASHINGTON	S104918837	DC DHCD - FRMR. MANHATTAN AUTO	1701 7TH STREET, NW		LUST
WASHINGTON	S104918847	NATIONAL ASS. OF SECUR. DEALER	1735 K STREET, NW		LUST
WASHINGTON	S104918849	PEPCO BUZZARD - TANK # 1	180 S STREET, SW		LUST
WASHINGTON	S104918852	WILLIAMSBURG PROPERTY INC.	1815 P STREET, SE		LUST
WASHINGTON	S104918856	EMBASSY SQUARE - SUMMERFIELD HOTEL	2000 N STREET, NW		LUST
WASHINGTON	S104918573	2100 COOPERATIVE ASSOC.	2100 19TH STREET, NW		LUST
WASHINGTON	S104918576	FORMER SINCLAIR/CITGO GAS STATION	2101 11TH STREET, NW		LUST
WASHINGTON	S104918581	CIRCLE CO. - 2118 K ST	2118 K STREET, NW		LUST
WASHINGTON	S104918582	DC FIRE ENGINE COMPANY 23	2119 G STREET, NW		LUST
WASHINGTON	S104918591	GEORGE WASHINGTON UNIVERSITY	2222 I STREET, NW		LUST
WASHINGTON	S104918604	EMBASSY OF NETHERLANDS	2345 S STREET, NW		LUST
WASHINGTON	S104918607	WASHINGTON AQUEDUCT DIVISION	2500 1ST STREET, NW		LUST
WASHINGTON	S104918612	THE JOHN F. KENNEDY CENTER	2700 F STREET, NW		LUST
WASHINGTON	S104918649	BALLOU SENIOR HIGH SCHOOL	3401 4TH STREET, SE		LUST
WASHINGTON	S104918657	NPS FT DUPONT - MAINT. YRD.	3600 F STREET, SE		LUST
WASHINGTON	S104918685	FAIRFAX VILLAGE APARTMENTS	3809 V STREET, SE		LUST
WASHINGTON	S104918741	DC DPW	500 F STREET, NW		LUST
WASHINGTON	S104918483	1105 W STREET NW, PROPERTY	1105 W STREET, NW		LUST
WASHINGTON	S104918489	C & P TELEPHONE - 1200 H	1200 H STREET, NW		LUST



# ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON	S104918505	247 ASSOCIATES, L.P. - EXXON	1301 L STREET, NW		LUST
WASHINGTON	S104918507	JOHN AKRIDGE COMPANY	1310 G STREET, NW		LUST
WASHINGTON	S104918514	HAGNER MANAGEMENT CORPORATION	1333 H STREET, NW		LUST
WASHINGTON	S104918515	SOME - 1338 R STREET, N.W.	1338 R STREET, NW		LUST
WASHINGTON	S104918529	DC ENGINE CO. # 9	1617 U STREET, NW		LUST
WASHINGTON	S105739281	DC DEPARTMENT OF HOUSING AND COM	59 M STREET, NE		LUST
WASHINGTON	S105739297	UPTOWN PARTNERS, LLC C/O METROP	1390 V STREET,		LUST
WASHINGTON	S102997105	DPW FLEET MANAGEMENT	145 O STREET, NE		LUST
WASHINGTON	S104918545	METROPOLITAN LIFE INSURANCE CO.	1726 M STREET, NW		LUST
WASHINGTON	S102834808	THE INVESTMENT BUILDING	1511 K STREET, NW		LUST
WASHINGTON	S103816888	FORMER CAFRITZ BUILDING I	1625 I STREET, NW		LUST
WASHINGTON	S102834939	JULIEN J STUDLEY INC.	318 I STREET, NE		LUST
WASHINGTON	S102834874	NATIONS BANK TRUST	2113 5TH STREET, NE		LUST
WASHINGTON	S105029684	UNION STATION VENTURE	131 M STREET, NE (TANK #6)		LUST
WASHINGTON	S103816821	FT. MCNAIR - GAS STATION	103 3RD STREET, SW		LUST
WASHINGTON	S103534284	FT. MCNAIR - BLDG 35	103 3RD STREET, SW		LUST
WASHINGTON	S103534363	B.F. SAUL COMPANY	1712 I STREET, NW		LUST
WASHINGTON	S103817074	HALLEY GARDENS APTS	4307 1ST STREET, SW		LUST
WASHINGTON	S104918778	SPORTS COMMISSION ARENA SQR. 465	635 F STREET, NW		LUST
WASHINGTON	S104918542	GENERAL SERVICE ADMINISTRATION	1724 F STREET, NW		LUST
WASHINGTON	S104918559	GEORGE WASH. U - THURSTON HALL	1900 F STREET, NW		LUST
WASHINGTON	S104918590	GEORGE WASH. U MUNSON HALL	2212 I STREET, NW		LUST
WASHINGTON	S104918679	GEORGETOWN U-OBSERVATORY	3700 O STREET, NW		LUST
WASHINGTON	S104918467	FT. MCNAIR - QUARTERS #20	103 3RD STREET, SW		LUST
WASHINGTON	S104918485	FARRAGUT DEVELOPMENT CO.	1119 I STREET, NW		LUST
WASHINGTON DC	S102834832	STEUART INVESTMENT CO.	1724 S. CAPITOL ST. SE	20003	LUST
WASHINGTON DC	S102835010	MARFAIR JOINT VENTURE	499 S. CAPITOL STREET, SW	20003	LUST
WASHINGTON DC	S103816846	PUBLIC STORAGE	1230 SOUTH CAPITOL STREET, SE	20003	LUST
WASHINGTON DC	S103816880	HOLY COMFORTER CHURCH	1503 E. CAPITOL STREET, SE	20003	LUST
WASHINGTON DC	S103816900	STEUART PETROLEUM	1721 S. CAPITOL STREET, SW	20003	LUST
WASHINGTON DC	S105260060	DC PUBLIC SCHOOLS	1700 EAST CAPITOL STREET, NE	20003	LUST
WASHINGTON DC	S105260082	WASHINGTON REAL ESTATE INVESTMENT	1501 SOUTH CAPITOL STREET, SW	20003	LUST
WASHINGTON DC	S102834865	CAPITAL PARK TOWERS	201 I STREET SW	20024	LUST
WASHINGTON DC	S103816814	TOWN CENTER PLAZA	1001 3RD STREET, SW	20024	LUST
WASHINGTON DC	S103816898	AT&T - 1714 2ND ST SW	1714 2ND STREET, SW	20024	LUST
WASHINGTON DC	S104918563	EXXON	970 D STREET, SW	20024	LUST
WASHINGTON DC	S104918716	NPS - JAMES CREEK MARINA	200 V STREET, SW	20024	LUST
WASHINGTON DC	S105260055	DC PUBLIC SCHOOL	450 6TH STREET, SW	20024	LUST
WASHINGTON DC	S105260065	BOWEN ELEMENTARY SCHOOL	401 I STREET, SW	20024	LUST
WASHINGTON DC	S105739212	TOWN CENTER LTD PTNER OD DC	101 M STREET, SW	20024	LUST
WASHINGTON DC	S102834858	WMATA	1100 6TH STREET, SW	20003	LUST
WASHINGTON DC	S102834859	CAPITAL HILL SUITES HOTEL	20 M STREET, SE	20003	LUST
WASHINGTON DC	S103534324	DC HOUSING AUTHORITY	200 C STREET, SE	20003	LUST
WASHINGTON DC	S103534574	VIRGINIA PAVING	1225 G STREET, SE	20003	LUST
WASHINGTON DC	S103534592	ELLEN WILSON DWELLING	60 P STREET, SE	20003	LUST
WASHINGTON DC	S103816863	STEUART PETROLEUM	636 I STREET, SE	20003	LUST
WASHINGTON DC			1333 M STREET, SE	20003	LUST



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City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHINGTON DC	S103817101	SUNOCO	50 M STREET, SE	20003	LUST
WASHINGTON DC	S104918497	DC DPW FLEET MANAGEMENT	125 O STREET, SE	20003	LUST
WASHINGTON DC	S105260050	LERNER ENTERPRISES	20 M STREET, SE	20003	LUST
WASHINGTON DC	S105738204	SQUARE 742 LLC	140 M STREET, SE	20003	LUST

## EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D004	ARSENIC
D005	BARIUM
D006	CADMIUM
D007	CHROMIUM
D008	LEAD
D009	MERCURY
D011	SILVER
D018	BENZENE
D019	CARBON TETRACHLORIDE
D029	1,1-DICHLOROETHYLENE
D035	METHYL ETHYL KETONE
D039	TETRACHLOROETHYLENE
D040	TRICHLOROETHYLENE
D043	VINYL CHLORIDE
F002	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

## EPA Waste Codes Addendum

Code	Description
F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F005	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
U044	CHLOROFORM
U044	METHANE, TRICHLORO-
U121	METHANE, TRICHLOROFLUORO-
U121	TRICHLOROMONOFUOROMETHANE
U188	PHENOL
U240	ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS
U240	2,4-D, SALTS & ESTERS



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

### FEDERAL ASTM STANDARD RECORDS

#### **NPL: National Priority List**

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/03

Date Made Active at EDR: 03/04/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/09/03

#### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

#### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA

Telephone: N/A

Date of Government Version: 01/29/03

Date Made Active at EDR: 03/04/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/05/03

#### **CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System**

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03

Date Made Active at EDR: 04/08/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/24/03

#### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/19/03  
Date Made Active at EDR: 04/08/03  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03  
Elapsed ASTM days: 15  
Date of Last EDR Contact: 03/24/03

### **CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/31/03  
Date Made Active at EDR: 05/08/03  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/07/03  
Elapsed ASTM days: 31  
Date of Last EDR Contact: 03/10/03

### **RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS  
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02  
Date Made Active at EDR: 10/28/02  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02  
Elapsed ASTM days: 34  
Date of Last EDR Contact: 04/18/03

### **ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01  
Date Made Active at EDR: 07/15/02  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02  
Elapsed ASTM days: 13  
Date of Last EDR Contact: 04/28/03

## **FEDERAL ASTM SUPPLEMENTAL RECORDS**

### **BRS:** Biennial Reporting System

Source: EPA/NTIS  
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99  
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/17/03  
Date of Next Scheduled EDR Contact: 06/16/03

### **CONSENT:** Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices  
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A  
Database Release Frequency: Varies

Date of Last EDR Contact: N/A  
Date of Next Scheduled EDR Contact: N/A

### **ROD:** Records Of Decision

Source: EPA  
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/07/03  
Date of Next Scheduled EDR Contact: 07/07/03

### **DELISTED NPL:** National Priority List Deletions

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03  
Date of Next Scheduled EDR Contact: 08/04/03

### **FINDS:** Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA  
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/14/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03  
Date of Next Scheduled EDR Contact: 07/07/03

### **HMIRS:** Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/30/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/25/03  
Date of Next Scheduled EDR Contact: 07/21/03

### **MLTS:** Material Licensing Tracking System

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/16/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/07/03  
Date of Next Scheduled EDR Contact: 07/07/03

### **MINES:** Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959

Date of Government Version: 03/11/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03  
Date of Next Scheduled EDR Contact: 06/30/03

### **NPL LIENS:** Federal Superfund Liens

Source: EPA  
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/27/03  
Date of Next Scheduled EDR Contact: 08/25/03

### **PADS: PCB Activity Database System**

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/12/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 05/12/03  
Date of Next Scheduled EDR Contact: 08/11/03

### **DOD: Department of Defense Sites**

Source: USGS

Telephone: 703-648-5920

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 04/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/12/03  
Date of Next Scheduled EDR Contact: 08/11/03

### **RAATS: RCRA Administrative Action Tracking System**

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/10/03  
Date of Next Scheduled EDR Contact: 06/09/03

### **TRIS: Toxic Chemical Release Inventory System**

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/25/03  
Date of Next Scheduled EDR Contact: 06/23/03

### **TSCA: Toxic Substances Control Act**

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/06/03  
Date of Next Scheduled EDR Contact: 06/09/03

### **FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 04/15/03  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/24/03  
Date of Next Scheduled EDR Contact: 06/23/03

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **SSTS: Section 7 Tracking Systems**

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00

Database Release Frequency: Annually

Date of Last EDR Contact: 04/23/03

Date of Next Scheduled EDR Contact: 07/21/03

### **FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/24/03

Date of Next Scheduled EDR Contact: 06/23/03

### **DISTRICT OF COLUMBIA ASTM STANDARD RECORDS**

**SHWS:** This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Source: EPA

Telephone: 202-535-2277

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Made Active at EDR: N/A

Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A

Elapsed ASTM days: N/A

Date of Last EDR Contact: 03/26/03

### **LUST: District of Columbia LUST Cases**

Source: Department of Health

Telephone: 202-442-5977

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/28/03

Date Made Active at EDR: 05/29/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 24

Date of Last EDR Contact: 03/17/03

### **UST: Underground Storage Tank Database List**

Source: Department of Health

Telephone: 202-442-5977

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/28/03

Date Made Active at EDR: 05/30/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 25

Date of Last EDR Contact: 03/17/03



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DISTRICT OF COLUMBIA ASTM SUPPLEMENTAL RECORDS

**AST:** List of Aboveground Storage Tanks

Source: Department of Health

Telephone: 202-727-7218

Date of Government Version: 07/19/99

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/17/03

Date of Next Scheduled EDR Contact: 06/16/03

### EDR PROPRIETARY HISTORICAL DATABASES

**EDR Historical Gas Station and Dry Cleaners:** EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

*(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)*

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

#### **Disclaimer Provided by Real Property Scan, Inc.**

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

#### **Electric Power Transmission Line Data**

Source: PennWell Corporation

Telephone: (800) 823-6277

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## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### **AHA Hospitals:**

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### **Nursing Homes**

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### **Public Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### **Private Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### **Daycare Centers: Child Care Facilities**

Source: Department of Health

Telephone: 202-442-5888

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### **STREET AND ADDRESS INFORMATION**

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## GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

GSA BUILDING  
49 L STREET, SE  
WASHINGTON, DC 20003

### TARGET PROPERTY COORDINATES

Latitude (North):	38.877499 - 38° 52' 39.0"
Longitude (West):	77.007401 - 77° 0' 26.6"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	325864.3
UTM Y (Meters):	4304890.0
Elevation:	23 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

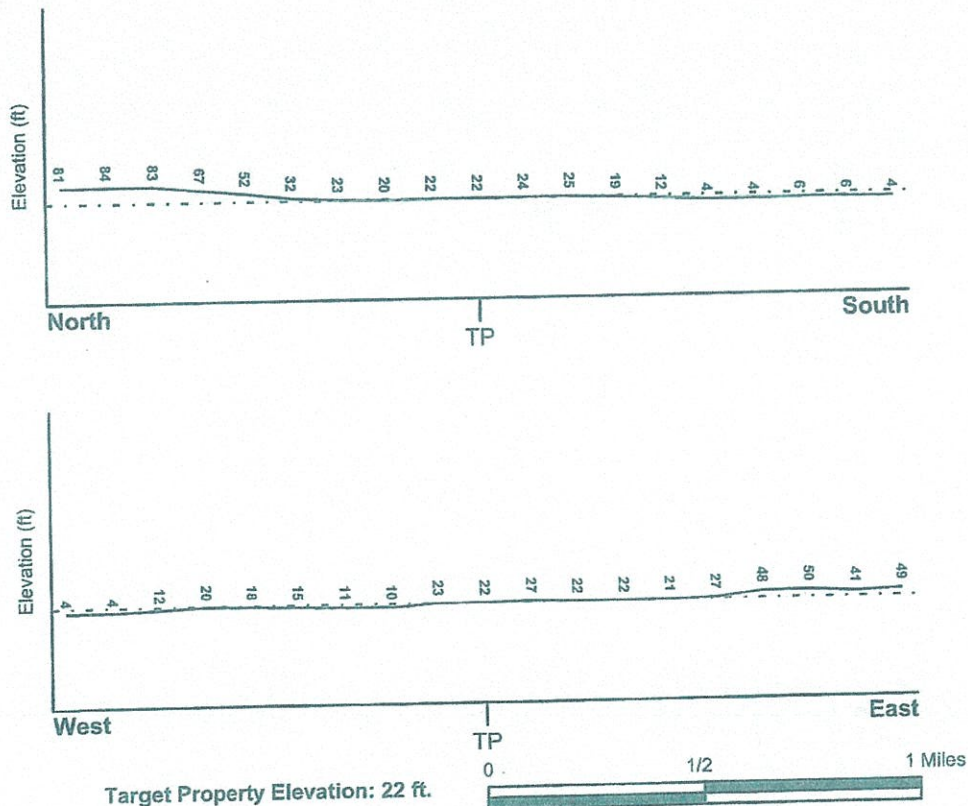
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 2438077-H1 WASHINGTON WEST, DC MD VA  
General Topographic Gradient: General WNW  
Source: USGS 7.5 min quad index

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

Target Property County  
WASHINGTON, DC

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 1100010030B

Additional Panels in search area:  
1100010020B  
1100010015B  
1100010025B

### NATIONAL WETLAND INVENTORY

NWI Quad at Target Property  
WASHINGTON WEST

NWI Electronic  
Data Coverage  
YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### Site-Specific Hydrogeological Data\*:

Search Radius:	1.25 miles
Location Relative to TP:	1/2 - 1 Mile SW
Site Name:	Usa Ft McNair
Site EPA ID Number:	DC8210021004
Groundwater Flow Direction:	NOT AVAILABLE.
Inferred Depth to Water:	1.5 meters to 3 meters.
Hydraulic Connection:	Information is not available about the hydraulic connection between aquifers underlying the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

\* ©1995 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

Era:	Mesozoic
System:	Cretaceous
Series:	Lower Cretaceous
Code:	IK (decoded above as Era, System & Series)

#### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

No soil data reported.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

### AREA RADON INFORMATION

EPA Region 3 Statistical Summary Readings for Zip Code: 20003

Number of sites tested: 325.

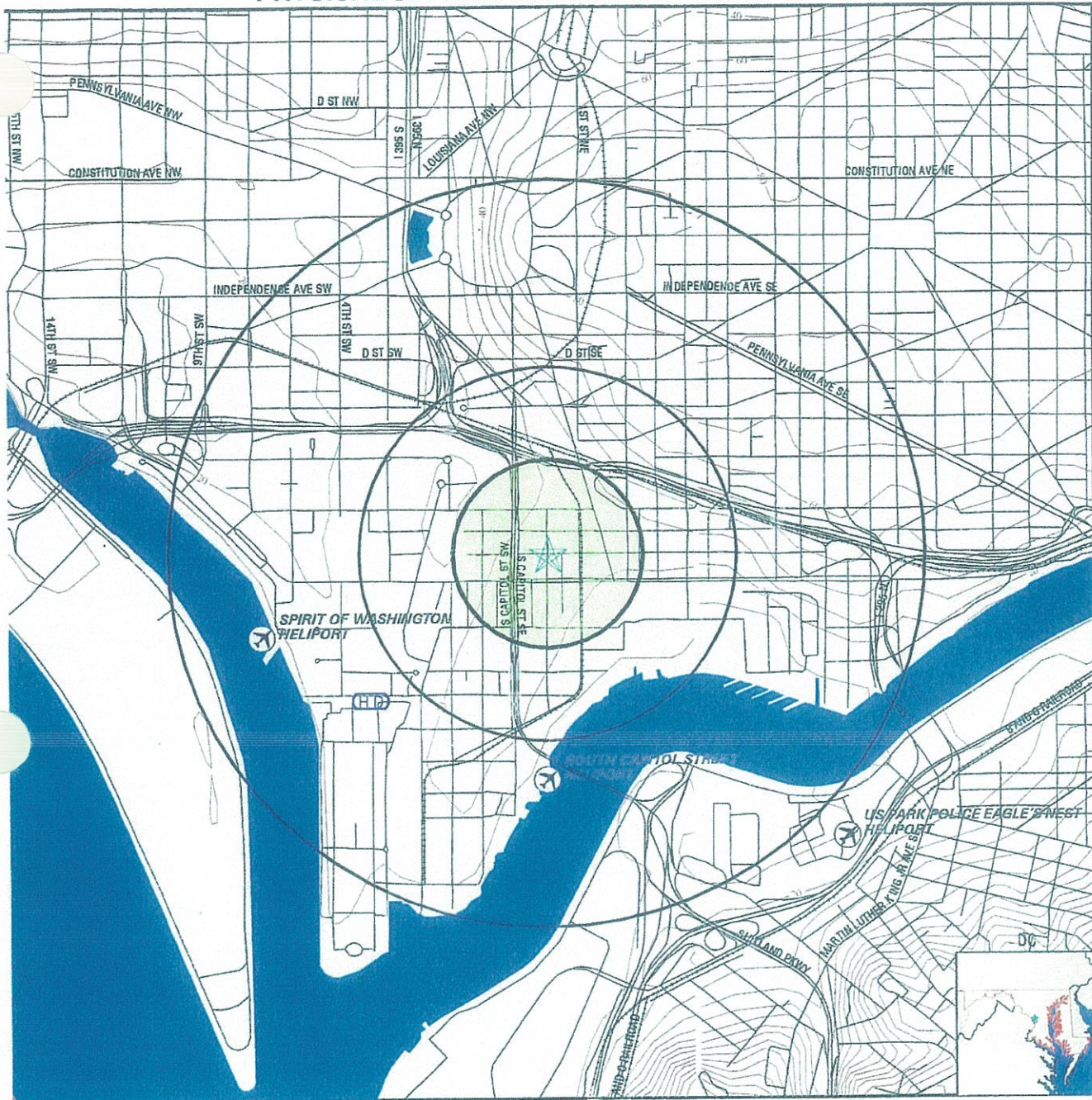
Maximum Radon Level: 34.8 pCi/L.

Minimum Radon Level: 0.5 pCi/L.

<u>pCi/L</u> <u>&lt;4</u>	<u>pCi/L</u> <u>4-10</u>	<u>pCi/L</u> <u>10-20</u>	<u>pCi/L</u> <u>20-50</u>	<u>pCi/L</u> <u>50-100</u>	<u>pCi/L</u> <u>&gt;100</u>
295 (90.77%)	23 (7.08%)	3 (0.92%)	4 (1.23%)	0 (0.00%)	0 (0.00%)



# PHYSICAL SETTING SOURCE MAP - 0986217.3s



- ✓ County Boundary
- ✓ Major Roads
- ✓ Contour Lines
- ✈ Airports
- ⊕ Earthquake epicenter, Richter 5 or greater
- ⊕ Water Wells
- ⊕ Public Water Supply Wells
- ⊕ Cluster of Multiple Icons

- ↑ Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- (HD) Closest Hydrogeological Data

TARGET PROPERTY: GSA Building  
 ADDRESS: 49 L Street, SE  
 CITY/STATE/ZIP: Washington DC 20003  
 LAT/LONG: 38.8775 / 77.0074

CUSTOMER: Greenhorne & O'Mara  
 CONTACT: Irene Mendoza  
 INQUIRY #: 0986217.3s  
 DATE: May 30, 2003 1:00 pm

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## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

### HYDROGEOLOGIC INFORMATION

#### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

### GEOLOGIC INFORMATION

#### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

#### **STATSGO: State Soil Geographic Database**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### ADDITIONAL ENVIRONMENTAL RECORD SOURCES

#### **FEDERAL WATER WELLS**

##### **PWS: Public Water Systems**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

##### **PWS ENF: Public Water Systems Violation and Enforcement Data**

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

##### **USGS Water Wells: USGS National Water Inventory System (NWIS)**

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

#### **RADON**

##### **Area Radon Information**

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.



## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### **EPA Radon Zones**

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### **EPA Region 3 Statistical Summary Readings**

Source: Region 3 EPA

Telephone: 215-814-2082

Radon readings for Delaware, D.C., Maryland, Pennsylvania, Virginia and West Virginia.

### **OTHER**

**Airport Landing Facilities:** Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

**Epicenters:** World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

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Attachment B

Historical Aerial Photographs



GSA National Capital Region

April 10, 2015

MEMORANDUM FOR: MARTHA BENSON  
DIRECTOR  
OFFICE OF PORTFOLIO MANAGEMENT (WP)

FROM: TIM SHECKLER  
DIRECTOR  
REAL PROPERTY UTILIZATION & DISPOSAL DIVISION  
(WPTZ)

SUBJECT: 49 L Street, SE  
Washington, DC 20003  
GSA Control No. DC-496-1

Thank you for your recent submittal of the Report of Excess (ROE) for subject property to WPTZ for disposal out of Federal inventory. In its capacity as the Federal Government's real property disposal arm, the U.S. General Services Administration (GSA) hereby accepts your Report of Excess and assigns it GSA Control Number NCR-DC-496-1

GSA will proceed the disposition of the real property interest as specified by the Federal Management Regulation (FRM) for utilization and disposal of real estate, and will keep you apprised of our progress.

In accordance with 41 CFR 102-75, we request that all interim use of the property be coordinated with WPTZ to allow for a smooth transition from GSA ownership.

If you have any questions concerning this acceptance, please call me at 202.401.5806.

**U.S. General Services Administration**  
301 7<sup>th</sup> Street, SW, Room 7709  
Washington, DC 20407-0001  
[www.gsa.gov](http://www.gsa.gov)



<b>Report Of Excess Real Property GSA</b>		1. HOLDING AGENCY NO.	DATE RECEIVED <i>(GSA use only)</i>
		2. DATE OF REPORT 03/30/2015	GSA CONTROL NO. <i>(GSA use only)</i>
3. TO <i>(Furnish address of GSA regional offices)</i> General Services Administration 301 7th Street, SW, Washington, DC 20407		4. FROM <i>(Name and address of holding agency)</i> 301 7th Street, SW, Washington, DC 20407	
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED Francis Gaegler, Manager U.S. GSA - NCR 301 7th Street, SW, Washington, DC 20407		6. NAME AND ADDRESS OF CUSTODIAN Francis Gaegler, Asset Manager U.S. GSA - NCR 301 7th Street, SW, Washington, DC 20407	
7. PROPERTY IDENTIFICATION  49 L Street SE: D00053ZZ		8. PROPERTY ADDRESS <i>(Give full location)</i> 49 L Street SE, Washington, DC 20007	

9. SPACE DATA						10. LAND	
USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. ft./M <sup>2</sup> ) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)	(From SF 118B)	ACRE/HECTARE OR SQ. FT/M <sup>2</sup>
A. OFFICE	1	2,500	1			A. FEE	29,563.00
B. STORAGE	1	27,235	1			B. LEASED	
C. OTHER <i>(See 9F)</i>						C. OTHER	
D. TOTAL <i>(From SF 118A)</i>		29,735				D. TOTAL	29,563.00
E. GOVT INTEREST:			F. SPECIFY "OTHER" USE ENTERED INC ABOVE				
(1) OWNER		29,735					
(2) TENANT							

11. COST TO GOVERNMENT			12. LEASEHOLD(S) DATA <i>(Use separate sheet if necessary)</i>	
ITEM	SCHEDULE	COST	A. TOTAL ANNUAL RENTAL	\$ 0.00
A. BUILDING, STRUCTURE, UTILITIES, AND MISCELLANEOUS FACILITIES	A (Col. d)	\$ -93,168.00	B. ANNUAL RENT PER SQ. FT./M <sup>2</sup> OR ACRE/HECTARE	\$
B. LAND	B (Col. f)		C. DATE LEASE EXPIRED	09/30/2008
C. RELATED PERSONAL PROPERTY	C (Col. h)		D. NOTICE REQUIRED FOR RENEWAL	
D. TOTAL <i>(Sum of 11A, 11B, and 11C)</i>		\$ -93,168.00	E. TERMINAL DATE OF RENEWAL	
E. ANNUAL PROTECTION AND MAINTENANCE COST <i>(Government-owned or leased)</i>			F. ANNUAL RENEWAL RENT PER SQ. FT./M <sup>2</sup> OR ACRE/HA. \$	
G. TERMINATION RIGHTS <i>(in days)</i>			LESSOR After 3/1/09 GOVERNMENT	
13. DISPOSITION OF PROCEEDS To Federal Buildings Fund			14. TYPE OF CONSTRUCTION Brick and concrete block with built roof	
15. HOLDING AGENCY USE None known at this time			16. RANGE OF POSSIBLE USES Site is zoned and suitable for medium-high density development of office, retail, housing, and mixed-use purposes.	

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES  
 Architect of the Capital, Court of Appeals for Veterans Claims, DC Government, adjoining property owner Englewood/KCG 50M LLC developing 11 story hotel, and Turner Construction Co building the hotel.

18. REMARKS

The Property is located 1 block from the recently built Nationals Park and in an area that is experiencing significant development activity. An acquisition detail of the Property by the Federal Government is unknown, but the current structure was constructed in 1924-1926. Records indicate the Site has been used for furniture rehabilitation, motor pool and maintenance, storage, and the current use. Site has been vacant since 2009.

19. REPORT AUTHORIZED BY	NAME Darren Blue,	SIGNATURE	<div style="background-color: black; color: red; font-size: 2em; font-weight: bold; padding: 10px; display: inline-block;">(b) (6)</div>
	TITLE Regional Commissioner, NCR-PBS		

BUILDINGS, STRUCTURES, UTILITIES AND  
MISCELLANEOUS FACILITIES

SCHEDULE A-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (Sq. Ft.)	NO. OF FLOORS	CLEAR HEAD-ROOM	FLOOR LOAD RANGE	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)*	(i)	(j)
1	DC0053ZZ	Two-story, 33,455 gross square foot, functionally obsolete warehouse facility containing 2,500 gsf of office space. Constructed of brick and concrete block in 1924. Utilities provided include electric, natural gas, water, and sewage disposal.	FY 2014 — (-\$93,168)	Unknown	33,455	2	Unkn	Unk	None
2									
3									
4									
5									
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24									
25									
26									
27									
28									
29									
30									
31									
32									
TOTAL					33,455				

\* Prefix figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

## STANDARD FORM 118-B

DECEMBER 1953  
PRESCRIBED BY GENERAL

## LAND

SERVICES ADMINISTRATION  
FMR 41 CFR 101-75.115

## SCHEDULE B-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

2  
PAGE 1 OF 1 PAGES  
OF THIS SCHEDULE3. GOVERNMENT INTEREST  
a. LEASE • LICENSE  
b. PERMIT • EASEMENT  
21. FEE  
INFORMALGSA CONTROL NO.  
(GSA use only)

LINE NO.	TRACT NO.	NAME OF FORMER OWNER OR LESSOR AND ADDRESS	TRACT ACQUIRED (Acres or sq. ft.)	EXCESS		TYPE OF ACQUISITION	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
				ACRES OR SQUARE FEET	COST	ANNUAL RENTAL	
(a)	(b)	(c)	(d)	(e)	(f)	CO	(g)
1	Square 0699, Lot 0825	Unknown	29,563 sq. ft.	29,563 sq. ft.	Unknown	N/A	None
-)							
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26							
27							
28							
29							
30							
31							
32							
TOTAL							



DECEMBER 1953  
PRESCRIBED BY GENERAL  
SERVICES ADMINISTRATION  
FMR 41 CFR 101-75.115

## SCHEDULE C-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

[illegible]

# Executive Summary

## Report of Excess on 49 L Street SE, Washington, DC 20003

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The National Capital Region (NCR) Public Buildings Service has determined that the Federal Office Building located at 49 L Street SE, Washington, DC 20003, is excess property and suitable for final disposal action. We are requesting your approval to begin disposal proceedings in accordance with 41 CFR 102-75.115.



Constructed in 1924, the asset consists of a 32,013 rentable square foot two-story warehouse with approximately 3,000 rentable square feet of office mezzanine space. The building is situated on a rectangular shaped 29,563 SF. The Property is located 1 block from Nationals Park and in an area that is experiencing significant commercial and residential development activity.

Funds for Operations has been negative for the last past seven years, (\$121,896) in FY14. The subject property is in poor physical condition and requires substantial renovation and repairs, with deferred maintenance of building requirements estimated at approx. \$3.5 Million as of March, 2015. The most recent appraisal performed in September 2013 valued the property at \$20.65 million.

This building was previously occupied by The Joint Chiefs of Staff of the United States Department of Defense (DoD) and managed by DoD's Washington Headquarters Services (WHS). It was used primarily to house special event equipment. In order to reduce the risk of additional emergency repairs to the building, NCR gave notice to DoD to vacate the premises by September 2009. The building is currently 100% vacant.

Since 2009, NCR has analyzed two other alternatives for the property: exchange and reinvestment. Both the Court of Appeals for Veterans Claims and the Architect of the Capitol expressed interest in acquiring the property, but both withdrew their interest. GSA also explored an exchange with the District of Columbia (DC), where DC would construct road/site improvements to Martin Luther King Jr. Avenue at the entrance to GSA's St. Elizabeths campus in exchange for the 49L Street property. GSA withdrew from negotiations after learning DC's new Affordable Housing act as applied to the transaction would reduce GSA's net benefit by as much as 25% of FMV.

## DECISION PAPER

**TO:** Darren Blue, Regional Commissioner  
**FROM:** Martha Benson, Director, Office of Portfolio Management/PBS, NCR  
**SUBJECT:** Report of Excess Property - 49 L Street SE, Washington, DC 20003  
**DATE:** March 30, 2015

---

### 1. PURPOSE

This is a decision paper to obtain approval to dispose of excess property.

### 2. RECOMMENDATION

Sign attached Report of Excess.

### 3. BACKGROUND

#### A. General Background

1. The property is a two-story, 33,455 gross square foot, functionally obsolete warehouse facility located at 49 L Street SE in Washington, DC and formerly occupied by Department of Defense, Office of the Joint Chiefs of Staff until 2009. The structure was built in 1924 of brick and block walls.
2. The facility occupies a site of 0.68 acres (29,563 s.f.) and is flanked by L Street SE to the north, Cushing Place SE to the east, and Half Street SE to the west. The Property is located 1 block from Nationals Park and in an area that is experiencing significant development activity.

#### B. Cost Summary

1. FFO has been negative for at least the past seven years: The most recent are:  
2011 (\$83,175)  
2012 (\$114,851)  
2013 (\$105,222)  
2014 (\$121,896)
2. According to the 2004 Building Evaluation Report, the Property needs \$3.5 million in maintenance.
3. The 2013 appraised market value is \$20.65 Million. The Functional replacement Value FRV per PBS is \$6.97 million.

#### C. 49L exchange for St. E's Site work:

GSA explored an exchange with the DC Government where DC would construct road/site improvements at GSA's DHS St. Elizabeth's MLK Ave campus entrance in exchange for 49L. GSA withdrew from negotiations after learning DC's new Affordable Housing act as applied to the transaction would reduce GSA's net benefit by as much as 25% of FMV.

### 4. OPTION

Dispose of this asset and apply proceeds to other PBS priorities.



DECISION:

Approval of Report of Excess:

Disapproval:

Other:

Date:

(b) (6)

\_\_\_\_\_  
\_\_\_\_\_  
*10 April 15*  
\_\_\_\_\_  
  
Darren Blue  
Regional Commissioner  
Public Buildings Service  
GSA National Capital Region

October 2, 2014

**DECISION PAPER**

☐ Information ☐ Briefing ☐ Event ☐ Meeting Request ☒ Decision/Signature

**TO:** Dan Tangherlini  
Administrator (A)

**THROUGH:** Norman Dong  
Commissioner (P)

**FROM:** Julia E. Hudson  
Regional Administrator (WA)  
(202) 708-9100

**SUBJECT:** Exchange of property for construction services at the St. Elizabeths Campus

**RECOMMENDATION:** Approve Option 1

**BACKGROUND:**

a. General Background Facts:

- Constructed in 1924, the property at 49 L Street consists of a 33,455 gross square foot, two-story warehouse with approximately 3,000 rentable square feet of office mezzanine space. The building is situated on a rectangular shaped 29,563 square foot parcel, located one block from Nationals Park in an area that is experiencing significant commercial and residential development.
- This building was previously occupied by the Joint Chiefs of Staff, U. S. Department of Defense (DoD), and managed by DoD's Washington Headquarters Services. It was used primarily to house special event equipment. In order to mitigate the risks of continued occupancy, the National Capital Region gave DoD a notice to vacate by September 2009. GSA subsequently entered into discussions with the Court of Appeals for Veterans Claims (CAVC) regarding construction of a new courthouse on the site. These discussions were terminated in late 2011 because CAVC was unable to secure funding for the new building. The Architect of the Capitol inquired about the building in late 2012, but they withdrew their interest in the building in the spring of 2013. The building is currently vacant and in poor physical condition. It would require substantial renovation and repair before it could be used again.
- In August 2013, DHS consolidated nearly 4,000 Coast Guard employees from sites throughout the Washington, DC, metropolitan

area into the St Elizabeths West Campus as part of DHS' Headquarters consolidation effort. In preparation for more DHS employees and visitors, portions of Martin Luther King Jr. Avenue, SE require expansion to accommodate the increased traffic.

- In FY 2014, GSA received appropriations for rehabilitation of the Center Building on the St. Elizabeths Campus. The continued work beyond Phase I of the consolidation effort triggered a commitment contained in GSA's National Environmental Policy Act Record of Decision for the St. Elizabeths Master Plan to have GSA make certain roadway improvements to MLK Jr. Avenue to address future traffic concerns.
- The Region is proposing to exchange the asset with the District of Columbia for the District's completion of road improvements to the entrance of the St. Elizabeths Campus. The rationale for this course of action is outlined in more detail in an attached memorandum. It is anticipated that the District of Columbia would subsequently transfer the property to a private party for the purpose of redevelopment of the site.

b. Cost Summary:

- Based on the attached Business Case Analysis, the exchange option represents the highest expected value to the Government.

c. Timeline:

- The notional timeline for the project is shown below:
  - o Finalize Discussions with the District on Value – Completed
  - o Brief Key Stakeholders – September 15, 2014
  - o Complete letter of Intent / Memorandum of Understanding – October 15, 2014
  - o Confirm Design Funds Availability / Complete Appropriate Contracting Vehicle for Design – October 31, 2014
  - o Complete Exchange Agreement Negotiation – October 2014 – March 2015
  - o Bridging Design Complete – August 1, 2015
  - o DC Completes MLK Jr. Avenue improvements / Title Transfer – Fall 2017



**ANALYSIS AND CONSIDERATIONS:**

NCR has considered three strategic alternatives for the property:

- Option 1: Exchange;
- Option 2: Disposal; or
- Option 3: Reinvestment and reoccupation of the property

Based upon our findings, option 1 is the most viable option for the property and presents the greatest expected return to the Government. The net present value (NPV) of expected returns to the Government is displayed in the table below.

Alternative	20-year NPV
Exchange	\$17.8 million
Dispose	\$16.4 million
Retain and Reoccupy	\$5.3 million

Based upon our analysis of strategic alternatives, NCR is requesting your approval to proceed with formal negotiations with the District of Columbia Government for the exchange of the 49 L Street property.

**COORDINATION:**

- Materials have been coordinated through:
  - o NCR Office of Portfolio Management
  - o NCR Regional Counsel
  - o Central Office of Portfolio Management
  - o Central Office of Real Property Utilization and Disposal
  - o Central Office of General Counsel

☐ Approve   ☐ Approve as amended   ☐ Disapprove   ☐ Discuss

**(b) (6)**

Signature

October 3, 2014  
Date

Attachments (2)



# BUSINESS CASE ANALYSIS

49 L Street SE, Washington, DC



## Description

The warehouse at 49 L Street SE in Washington, DC, is a vacant, functionally obsolete facility constructed in 1924. The lot is located one block from Nationals Park baseball stadium in the emerging Capitol Riverfront market. The property encompasses a partial city block. Since the facility's construction, the U.S. Government has owned the property. The property has frontage along L Street on the north, Cushing Street on the east, and Half Street on the west. The property is across the street and three blocks northwest of the Southeast Federal Center. It is across the street from Washington Metropolitan Area Transit Authority's Navy Yard Station. The site is currently surrounded by midrise residential housing and retail outlets, including a Subway sandwich shop, Five Guys, Chevy Chase Bank, and CVS.

The property consists of a parcel of land that is improved with a single tenant warehouse containing 32,013 rentable square feet (RSF) and 29,735 usable square feet. It is constructed of bricks and cinder blocks. The low-pitch, concrete-and-build-up roof with membrane, flashing, and gravel is supported by typical warehouse-style, open-web street trusses. The warehouse portion of the building has sealed concrete floors and multiple loading dock bays with overhead doors and elevated delivery ramps. The building is basically rectangular with its long axis running north to south. It is part one-story and part two-story with a partial basement. The floors are poured concrete with 8-inch wide drain troughs running the length of the building. The building has two levels of flat roofs constructed of a membrane system on a structural concrete deck. The historic preservation offices of U.S. General Services Administration (GSA) and the District of Columbia indicate that the structure is not historic and is not eligible for inclusion on the National Register of Historic Places.



### **Building Financials**

- The 32,013 RSF building is vacant, and the funds from operations for the last 3 years have been negative:

2011: -\$ 88,126  
 2012: -\$119,578  
 2013: -\$108,157

- The asset is Tier 3.
- The estimated full service rental rate, if leased, would be \$20 RSF, with \$5 RSF in operating expenses.
- The property has no parking spaces.
- The 2013 assessed value is: \$19,215,950 for the land and \$300 for the building. The District calculates the assessed value, but the Federal Government does not pay real estate taxes.

### **Appraised Fair Market Value:**

The fair market value for the asset is \$20.65 million, based on an independent appraisal with an effective date of September 5, 2013. A District of Columbia appraisal from February 2014 estimates a value of approximately \$21.3 million.

### **Deferred Capital Improvements:**

Superstructure	\$ 543,905
Exterior Walls	\$ 427,779
Exterior Windows	\$ 407,696
Roofing	\$ 301,923
Lighting and Branch Wiring	\$ 267,721
Electrical Service and Distribution	\$ 238,705
Partitions	\$ 211,488
Stairs	\$ 178,606
Communications and Security	\$ 144,600
Domestic Water Distribution	\$ 115,412
All Other Systems	\$ 609,932
	<u>\$ 3,447,767</u>

The property is vacant and in poor physical condition. According to our Building Evaluation Report, the asset requires substantial renovation and repairs. The deferred maintenance costs are estimated at \$3.4 million.

Superstructure deterioration is especially apparent in cracks, stress fractures, loose bricks, and fallen concrete. The most recent facility condition assessment indicates that this deterioration appears to have accelerated in recent years. The building's windows—which are original and date from 1924—are in need of replacement. The

12-to-14-year-old roof shows signs of leakage and improper drainage, and may require total replacement.

Other outstanding repairs relate to obsolete and deteriorated electrical switchboards, non-code-compliant stairways, inefficient lighting, and outdated domestic water infrastructure. The deferred maintenance comprises approximately 95 percent of the building's functional replacement value, with a total functional replacement value of approximately \$3.6 million. Existing building deficiencies, extensive backlogged maintenance, and accelerating physical deterioration suggest that a significant capital investment is required to bring the building up to optimal Facility Condition Index levels and ensure the property is safe, habitable, and usable.

### **Location**

This Class C asset is located in southeast DC on the south side of L Street SE between Half Street SE and Cushing Place SE in the Capitol Riverfront submarket. The site backs up to a lot that fronts on M Street SE. It is a single tenant, basically rectangular structure that is made of brick and concrete and has a sprinkler system. It is part one story and part two story.

### **Environmental Considerations**

A Phase II Environmental Site Assessment was prepared by Schnabel Engineering Associates Inc. on May 14, 2010. The study found low levels of soil and groundwater contamination from petroleum and benzene; however, the levels were below the standards set by the District and the U.S. Environmental Protection Agency. Because of this, no remediation would be required prior to transfer, and the National Capital Region sees no problem with providing the standard Comprehensive Environmental Response, Compensation, and Liability Act warranty as part of the conveyance.

### **Soil Conditions**

The upper soils at the site consist of existing fill that is believed to be associated with the construction of the original warehouse and previous grading at the site. The fill soils are underlain by Pleistocene Age upland terrace deposits that overlie Cretaceous age sediments that belong to the Potomac Group. Potomac Group soils are the oldest sedimentary deposits in the Washington, DC, area.

### **Historic Considerations**

A Determination of Eligibility study dated July 22, 2014, has determined that the building is not historic and is not eligible for the designation.

### **Highest and Best Use**

The highest and best use for the property is to hold it until market conditions improve and then develop to the maximum density permitted. The most probable future use would be mixed-use: commercial office, retail, and multi-family.

### **Local Real Estate Market Conditions**

Despite a relatively modest economic recovery, Washington, DC, still has the second highest average asking rent overall in the nation at \$34.40 per square foot (sf) full-service. Only two metropolitan areas had higher average overall rents: New York at \$54.55 per sf and San Francisco at \$42.76 per sf. The Washington metropolitan area office market has been enduring a slow and sluggish recovery period following the recession in 2007 and 2008. Though net absorption has remained positive on an annual basis, it has been well below the long-term, average, annual, net absorption (5.7 million sf) for the Washington, DC, metropolitan area for the last 3 years at 1.68 million sf in 2011, 0.27 million sf in 2012, and 0.72 million sf in 2013. Net absorption was negative (-834,151sf) during the first quarter of 2014.

Average asking, Class A rents have been stable since 2010 while Class B rents have increased 7.5 percent during the same period. Class C rents fell from 2010 through 2012, but they have rebounded back to nearly 2010 levels through the first quarter of 2014. The rents do not include concessions such as free rent and tax incentives. Based upon lease transaction research, rents in the area may be significant. According to the first quarter PricewaterhouseCoopers report, typical concessions in the Washington metro area include 5-7 months of free rent and \$12.92 per sf in excessive tenant improvements ((TI)—those TIs that are over and above the level necessary to build out the space for new tenants).

In the downtown area these excessive TIs can be as high as \$30.00 per sf over the typical levels. Overall vacancy rates have been slowly increasing since 2010. During that period, Class A increased slightly, while Class B vacancy rates increased by more than 27 percent from 11 percent to 14 percent and Class C rates slightly decreased. Over the last 5 quarters, 4,675,000 sf of new office space has been delivered to the Washington, DC, metro area. Currently, 6.1 million square feet of new office space is under construction in the metropolitan area. The volume of office space delivered (and currently under construction) is an indication of the confidence developers have in the Washington, DC, area office market despite the elevated rent concessions and the increase in vacancies.

This Capitol Riverfront submarket is roughly triangular in shape and is bounded by the Southeast Freeway to the north and east, the Anacostia River running from east to south, and South Capitol Street SW/Half Street SW/2nd Street SW to the west. It is a submarket that is transitioning from a rundown industrial area to what will be a vibrant mixed-use waterfront community anchored by Nationals Park, the 6-year-old home of the Washington Nationals baseball team. The expected development of the area surrounding the ballpark was derailed by the nationwide recession;



however, some development activity is gearing up as the local real estate market moves into recovery. "The Yards" is a planned mixed-use development by Forest City that will adaptively reuse some 44 acres of land and several industrial buildings that were formerly part of the Navy Yard Annex and the Southeast Federal Center. After it is completed, The Yards will have 2,800 new residential units, 1.8 million square feet of Class A office space, and 400,000 square feet of retail space. This submarket currently has 44 office buildings with a total of 5 million RSF. Since the end of 2011, there has been negligible absorption of office space even while no new office space was delivered to the market. As of the end of the first quarter of 2014, the vacancy rate was 16.1 percent, and the average, quoted Class A rental rate is \$42.77 per sf with no new office space under construction.

The primary economic forces in this area include Nationals Park, industrial buildings, a major office submarket (including private and government office buildings), some retail space, Joint Base Anacostia-Bolling in southeast DC, and the U.S. Naval Research Laboratory in the city's southwest quadrant.

This asset's land has underlying zoning on it: C-3-C allowing 6.5 Floor Area Ratio (FAR) office density. The site is also in a transfer of development rights receiving zone, which allows additional FAR up to 9.0. The downtown submarkets—both office and industrial—in the District of Columbia tend to have higher rental rates due to competition and demand. Southeast Washington has been undergoing development, but it has been somewhat slowed by the recession. For these reasons, myriad economic forces would cause rental rates to rise.

The highest and best use for this property is for office space or high rise, mixed-use development. The National Labor Relations Board is relocating its headquarters diagonally northwest of 49 L Street SE. The lot immediately adjacent and to the south has been purchased by a developer who plans to construct an 11-story hotel. If GSA could acquire the necessary funding, this would be an ideal site for a Federal Agency office tenant. The 49 L Street warehouse should be razed.

### **Public Interest in Acquiring**

Representatives from the District of Columbia Government have expressed interest in acquiring the property by exchange. GSA proposes to enter into a sole source, negotiated exchange with DC, and, as authorized under Section 412, seeks to receive construction services as consideration rather than cash or other property. Under such a transaction, DC would perform the roadway improvements to Martin Luther King (MLK) Jr. Avenue at the entrance to the St. Elizabeths campus in exchange for the 49 L Street property.

### **Potential Issues**

- The value of the 49 L Street property will not be sufficient to fully fund all of the MLK Jr. Avenue improvements (estimated at \$24-\$28 million). The roadway improvement work will have to be broken into discrete packages to allow the value of the roadway services to be matched to the value of the 49

L Street property. At present, the scope of a discrete, stand-alone package that would match the value of the 49 L Street parcel has not been finalized. Such a scope would need to be finalized in discussions with DC and through the design-built contract that would ultimately be issued by DC. The funding source to complete the remainder of the work has not yet been determined.

- If the exchange is not completed, the funding for the project would need to be appropriated by Congress, and there is no certainty that Congress would do that. Similarly, the Public Building Service would need to secure a funding source for the portion of roadway improvements that are unable to be completed as part of the exchange.

### **Approach – Discuss the Potential of Using the Asset for an In-kind Exchange.**

By using the asset for an in-kind exchange of construction services at the St. Elizabeths complex, GSA could:

- Directly address a known (and currently unfunded) capital need required for the consolidation of the U.S. Department of Homeland Security (DHS) at St. Elizabeths. In FY 2014, GSA received appropriations for rehabilitation of the Center Building on the St. Elizabeths campus. The continued work beyond Phase I of the consolidation effort triggered a commitment contained in GSA's National Environmental Policy Act Record of Decision for the St. Elizabeths Master Plan to have GSA make certain roadway improvements to MLK Jr. Avenue to address future traffic concerns.
- Remove a vacant deteriorating asset from its portfolio.
- Avoid the renovation, re-tenanting, and re-leasing expenses associated with repurposing the property for other Federal uses.
- Contribute to the economic development of the local neighborhood and also support DC's development of the East Campus of St. Elizabeths.
- Enhance DHS's consolidation efforts at St. Elizabeths, which will reduce the department's footprint and the Government's reliance on leased space to meet long-term housing needs.

### **Property or Construction Services to be Acquired**

In FY 2014, GSA received appropriations for rehabilitation of the Center Building on the St. Elizabeths Campus. The continued work beyond Phase I of the consolidation effort triggered a commitment contained in GSA's National Environmental Policy Act Record of Decision for the St. Elizabeths Master Plan to have GSA make certain roadway improvements to MLK Jr. Avenue to address future traffic concerns.

-----

The District would provide road construction work at the entrance to the St. Elizabeths Campus on MLK Jr. Avenue. Specifically, the road would be widened to allow for a 79-foot right-of-way for the road along the St. Elizabeths Campus. Improvements include two lanes in each direction, an additional turn lane, median,

and sidewalks along MLK Jr. Avenue to service the St. Elizabeths Campus gates. The District of Columbia Office of Planning has requested an additional 13 feet be reserved for landscaped or hardscaped public space. This would be outside the security fence at the Federal Emergency Management Agency's facility along MLK Jr. Avenue and would accommodate pedestrians. South of the St. Elizabeths Campus, the new alignment of MLK Jr. Avenue in Congress Heights would consist of 99 feet of roadway and sidewalks—including five 11-foot travel lanes and two 8-foot parking lanes—with 4-foot planting strips and 10-foot sidewalks flanking the parking lanes. This revised alignment would continue to occur entirely within DC's right of way along MLK Jr. Avenue.

The exact scope of improvements would be finalized as part of the bridging design and design-build solicitation processes. A scope package will be designed to match that is close in value to the estimated value of the 49 L Street property. A cash equalization payment from DC to the Federal Government will be used to address any value discrepancy if the value of the constructed improvements is less than the value of the asset. Also, the appraised value would be updated prior to the issuance of the District's design build solicitation, either through a re-appraisal or Consumer Price Index adjustment.

#### **Cost Estimate for MLK Jr. Avenue. Improvements**

<b>MLK Jr. Avenue Improvements</b>	
	Total
<b>Hard Costs</b>	<b>\$15,051,939</b>
Demo / Earthwork	
Utilities	
Paving / Roadwork	
Hardscape	
Lighting	
Traffic Signaling	
Striping / Signage	
Temporary Measures / Protection	
<b>Design Engineering</b>	<b>\$2,411,540</b>
<b>Construction Management / Administration</b>	<b>\$2,968,791</b>
<b>Contingency (20 percent)</b>	<b>\$4,086,454</b>
<b>Escalation</b>	<b>\$2,868,691</b>
<b>Estimated Total Project Cost</b>	<b>\$27,387,415</b>

#### **Cost/Benefit Analysis**

Three scenarios were considered for this property over a 20-year investment horizon.



### 1. Disposal:

- The property goes to public sale.
- It takes GSA 2 years to market and sell the property. The sale price is \$21.29 million.
- There is a 10 percent chance the building conveys at no cost for a public benefit conveyance.
- A discount rate of 8 percent for this net present value (NPV) analysis.

### 2. Operate with Improvements:

- Make improvements and continue to operate the building for 20 years.
- GSA makes the following repairs:

Immediate repairs	\$ 2,691,680
Year 2	\$ 677,939
Year 5	<u>\$ 78,148</u>
Total	\$ 3,447,767

- It takes 2 years to re-tenant the building and costs \$15 RSF in re-tenanting expenses.
- The rent would be \$20 RSF, full service. The expenses would be \$5 RSF.
- The operating expenses escalate at 3 percent a year.
- Starting in year 11, the rent escalates 20 percent, then 5 percent every 5 years thereafter.
- A discount rate of 8 percent for this NPV analysis.

### 3. Exchange for In-kind Consideration:

- The District of Columbia agrees to perform road improvements at the entrance to St. Elizabeths Campus in exchange for the 49 L Street property.
- The conditions of the exchange are:
  - It takes the District 3 years to complete the \$21.3 million in improvements.
  - GSA retains ownership of the property until the District completes the required road improvements.
  - A discount rate of 8 percent was used for the NPV analysis.



The Administrator

October 3, 2014

MEMORANDUM FOR DAN TANGHERLINI  
ADMINISTRATOR (A)

THROUGH: NORMAN DONG  
COMMISSIONER (P)

FROM: JULIA E. HUDSON  
REGIONAL ADMINISTRATOR (WA)

SUBJECT: Proposed Exchange of 49 L Street (DC0053ZZ) for St Elizabeths  
Construction Services

The National Capital Region (NCR) requests your approval to proceed with exchanging the property under GSA's custody and jurisdiction located at 49 L Street, SE (location code DC0053ZZ) to the District of Columbia Government for construction services on Martin Luther King, Jr. (MLK) Avenue, SE. The roadway improvements to MLK Avenue at the entrance to the St. Elizabeths Campus are the consideration GSA will receive in exchange for the 49 L Street property to support the U.S. Department of Homeland Security (DHS) consolidation at the St. Elizabeths Campus. This request comes after an extensive review of various strategic alternatives for the 49 L Street property.

The improved property at 49 L Street contains a vacant, 33,455 gross-square-foot building on a site of approximately 0.68 acres. The building, which is a non-excess, Tier-3 asset, is in poor condition, and no tenants have been identified to backfill the vacant space. NCR has considered the following three strategic alternatives for the property:

- Exchange;
- Disposal; or
- Reinvestment and reoccupation

Based on our findings, exchange is the most viable alternative for the property and presents the greatest expected return to the Government. The table below illustrates the expected 20-year net-present-value (NPV) return to the Government for each alternative. Additional details regarding these alternatives and associated economic analyses are found in the attached Business Case Analysis (BCA).

U.S. General Services Administration  
1800 F Street, NW  
Washington, DC 20405  
Telephone: (202) 501-0800  
Fax: (202) 219-1243





Alternative	20-Year Net Present Value
Exchange for MLK Roadway Improvements	\$17.8 million
Dispose	\$16.4 million
Retain and Reoccupy	\$5.3 million

Based on our analysis of strategic alternatives, NCR requests your approval to enter formal negotiations with the District of Columbia for the exchange of the 49 L Street property.

APPROVED:

(b) (6)

DAN TANGHERLINI  
Administrator (A)

Attachment

NPV ANALYSIS FOR 49 L STREET

DISPOSAL	YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Bldg Sale Price																					
Total Revenue	\$	-	\$ 21,290,000																		
NPV		\$18,252,743																			
Expected Value		\$16,427,469.14	Assumes 10% chance the building would convey at no value for a Public Benefit Conveyance																		

CONTINUE TO OPERATE WITH IMPROVEMENTS

Rental Rate psf	\$	20.00	\$	20.00	\$	20.00	\$	20.00	\$	20.00	\$	20.00	\$	20.00	\$	24.00	\$	24.00	\$	24.00	\$	24.00	\$	24.00	\$	28.80	\$	28.80	\$	28.80	\$	28.80	\$	28.80										
Operating Exp/rsf	\$	5.00	\$	5.15	\$	5.30	\$	5.46	\$	5.63	\$	5.80	\$	5.97	\$	6.15	\$	6.33	\$	6.52	\$	6.72	\$	6.92	\$	7.13	\$	7.34	\$	7.56	\$	7.79	\$	8.02	\$	8.26	\$	8.51	\$	8.77				
Occupied RSF		16,006		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013		32,013				
Income	\$	320,120	\$	640,260	\$	640,260	\$	640,260	\$	640,260	\$	640,260	\$	640,260	\$	640,260	\$	768,312	\$	768,312	\$	768,312	\$	768,312	\$	768,312	\$	768,312	\$	921,974	\$	921,974	\$	921,974	\$	921,974	\$	921,974						
Re-tenanting Exp	\$	240,090	\$	240,090																																								
Bldg Exp	\$	5.00	\$	5.15	\$	5.30	\$	5.46	\$	5.63	\$	5.80	\$	5.97	\$	6.15	\$	6.33	\$	6.52	\$	6.72	\$	6.92	\$	7.13	\$	7.34	\$	7.56	\$	7.79	\$	8.02	\$	8.26	\$	8.51	\$	8.77				
NOI	\$	320,115	\$	640,255	\$	640,255	\$	640,255	\$	640,254	\$	640,254	\$	640,254	\$	640,254	\$	640,254	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253	\$	640,253						
Capital Imp Expense	\$	2,691,680	\$	677,939	\$	-	\$	-	\$	78,148.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-				
Total Revenue	\$	(2,371,565)	\$	(37,684)	\$	640,255	\$	640,255	\$	562,106	\$	640,254	\$	640,254	\$	640,254	\$	640,254	\$	640,254	\$	640,253	\$	768,305	\$	768,305	\$	768,305	\$	768,305	\$	768,304	\$	921,967	\$	921,966	\$	921,966	\$	921,966	\$	921,966	\$	9,219,656
NPV		\$5,285,916																																										

EXCHANGE

Total Revenue	\$	-	\$	14,000,000	\$	7,290,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
NPV		\$17,789,781																																								

# MEMORANDUM

**MEMORANDUM FOR:**

Darren Blue  
Regional Commissioner, NCR — PBS  
General Services Administration

**FROM:**

Martha Benson  
Director of Portfolio Management, NCR — PBS  
General Services Administration

**SUBJECT:**

Report of Excess Property - 49 L Street SE, Washington, DC 20003

**DATE:**

March 30, 2015

The National Capital Regions Public Building Service has determined that the Federal Office Building located at 49L Street SE, Washington, DC 20003, is excess property and suitable for final disposal action. We are requesting your approval to begin disposal proceedings in accordance with 41 CFR 102-75.115.



Constructed in 1924, the asset consists of a 32,013 rentable Square foot single-story warehouse with approximately 3,000 rentable square feet of office mezzanine space. The building is situated on a rectangular shaped .68 acre site with dimensions of 156' by 190'. The building is constructed of brick and block and has a highly pitched, membrane type roof. Bay areas on the ground level in the center of the building are about 60 feet in width with a height of about 22 feet. The building has a 1.08 rentable to useable square feet factor (Rill), typical of warehouse-office flex space.

## General Site Characteristics

**GSF:** 33,455

**GSA RSF:** 32,013

**USF:** 29,735

**R/U Factor:** 1.08

**Indoor Parking:** 0

**Outdoor Parking:** 0

Major Agency: None

Facility: N/A

Holding Period: None

**No. of Floors:** 2

**Land Acreage:** 0.68

**Year Built:** 1924

**Historic Status:** NOT EVALUATED

**FY12 Tier:** 3

**Vacant:** 29,735 USF - 100.0%

Inventory Segmentation: None

Pricing Method: N/A

First Impressions:



**Operations**

The subject property is in poor physical condition and requires substantial renovation and repairs, with deferred maintenance of building requirements estimated approx. \$3.5 Million as of March, 2015.

**Tenants**

This building was previously occupied by The Joint Chiefs of Staff of the United States Department of Defense (DOD) and managed by DOD's Washington Headquarters Service's (WHS). It was used primarily to house special event equipment. In order to reduce the risk of additional emergency repairs to the building, NCR gave notice to DOD to vacate the premises by September 2009. The building is currently 100% vacant. NCR is reviewing alternatives for repositioning this asset.

**Financials**

The vacancy has resulted in multiple years of negative funds from operations, with negative FF0's of (\$105,222) in 2013 and (\$121,896) in 2014.

The disposal process requires that we first offer this property to other Federal agencies and then to entities supporting the homeless, as required by the McKinney-Vento Homeless Assistance Act. If it is still available, our PBS Real Property Disposal and Utilization Division may then offer the property to State and local governments and nonprofit institutions under the public benefit conveyance program. If the property is still available after completion of required screenings, GSA would then consider offer the property public sale. The most recent appraisal in September 2013 valued the property at \$20.65 million.

If you have any questions or need additional information, please do not hesitate to contact me at (202) 708-5891.

<b>Report Of Excess Real Property GSA</b>				1. HOLDING AGENCY NO.		DATE RECEIVED <i>(GSA use only)</i>	
				2. DATE OF REPORT 03/30/2015		GSA CONTROL NO. <i>(GSA use only)</i>	
3. TO <i>(Furnish address of GSA regional offices)</i> General Services Administration 301 7th Street, SW, Washington, DC 20407				4. FROM <i>(Name and address of holding agency)</i> 301 7th Street, SW, Washington, DC 20407			
5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED Francis Gaegler, Manager U.S. GSA - NCR 301 7th Street, SW, Washington, DC 20407				6. NAME AND ADDRESS OF CUSTODIAN Francis Gaegler, Asset Manager U.S. GSA - NCR 301 7th Street, SW, Washington, DC 20407			
7. PROPERTY IDENTIFICATION  49 L Street SE: D00053ZZ				8. PROPERTY ADDRESS <i>(Give full location)</i> 49 L Street SE, Washington, DC 20007			

9. SPACE DATA						10. LAND	
USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. ft./M <sup>2</sup> ) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)	<i>(From SF 118B)</i>	ACRE/HECTARE OR SQ. FT/M <sup>2</sup>
A. OFFICE	1	2,500	1			A. FEE	29,563.00
B. STORAGE	1	27,235	1			B. LEASED	
C. OTHER <i>(See 9F)</i>						C. OTHER	
D. TOTAL <i>(From SF 118A)</i>		29,735				D. TOTAL	29,563.00
E. GOV'T INTEREST:			F. SPECIFY "OTHER" USE ENTERED INC ABOVE				
(1) OWNER		29,735					
(2) TENANT							

11. COST TO GOVERNMENT			12. LEASEHOLD(S) DATA <i>(Use separate sheet if necessary)</i>	
ITEM	SCHEDULE	COST	A. TOTAL ANNUAL RENTAL	\$ 0.00
A. BUILDING, STRUCTURE, UTILITIES, AND MISCELLANEOUS FACILITIES	A <i>(Col. d)</i>	\$ -93,168.00	B. ANNUAL RENT PER SQ. FT./M <sup>2</sup> OR ACRE/HECTARE	\$
B. LAND	B <i>(Col. f)</i>		C. DATE LEASE EXPIRED	09/30/2008
C. RELATED PERSONAL PROPERTY	C <i>(Col. h)</i>		D. NOTICE REQUIRED FOR RENEWAL	
D. TOTAL <i>(Sum of 11A, 11B, and 11C)</i>		\$ -93,168.00	E. TERMINAL DATE OF RENEWAL	
E. ANNUAL PROTECTION AND MAINTENANCE COST <i>(Government-owned or leased)</i>			F. ANNUAL RENEWAL RENT PER SQ. FT./M <sup>2</sup> OR ACRE/HA.	
			\$	
13. DISPOSITION OF PROCEEDS To Federal Buildings Fund			G. TERMINATION RIGHTS <i>(in days)</i>	
			LESSOR After 3/1/09                      GOVERNMENT	
15. HOLDING AGENCY USE None known at this time			14. TYPE OF CONSTRUCTION Brick and concrete block with built roof	
16. RANGE OF POSSIBLE USES Site is zoned and suitable for medium-high density development of office, retail, housing, and mixed-use purposes.			17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES	
			Architect of the Capital, Court of Appeals for Veterans Claims, DC Government, adjoining property owner Englewood/KCG 50M LLC developing 11 story hotel, and Turner Construction Co building the hotel.	

18. REMARKS

The Property is located 1 block from the recently built Nationals Park and in an area that is experiencing significant development activity. An acquisition detail of the Property by the Federal Government is unknown, but the current structure was constructed in 1924-1926. Records indicate the Site has been used for furniture rehabilitation, motor pool and maintenance, storage, and the current use. Site has been vacant since 2009.

19. REPORT AUTHORIZED BY	NAME Darren Blue,	SIGNATURE <div style="background-color: black; color: red; font-size: 2em; text-align: center; padding: 10px;">(b) (6)</div>
	TITLE Regional Commissioner, NCR-PBS	

BUILDINGS, STRUCTURES, UTILITIES AND  
MISCELLANEOUS FACILITIES

SCHEDULE A-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST	OUTSIDE DIMENSIONS	FLOOR AREA (Sq. ft.)	NO. OF FLOORS	CLEAR HEAD-ROOM	FLOOR LOAD RANGE	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)*	(i)	(j)
1	DC0053ZZZ	Two-story, 33,455 gross square foot, functionally obsolete warehouse facility containing 2,500 gsf of office space. Constructed of brick and concrete block in 1924. Utilities provided include electric, natural gas, water, and sewage disposal.	FY 2014 — (-\$93,168)	Unknown	33,455	2	Unkn	Unk	None
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
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20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
TOTAL					33,455				

\* Prefix figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.



## STANDARD FORM 118-B

DECEMBER 1953  
PRESCRIBED BY GENERAL

## LAND

SERVICES ADMINISTRATION  
FMR 41 CFR 101-75.115

## SCHEDULE B-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

2  
PAGE 1 OF 1 PAGES  
OF THIS SCHEDULE3. GOVERNMENT INTEREST  
a. LEASE • LICENSE  
b. PERMIT • EASEMENT  
21. FEE  
INFORMALGSA CONTROL NO.  
(GSA use only)

LINE NO.	TRACT NO.	NAME OF FORMER OWNER OR LESSOR AND ADDRESS	TRACT ACQUIRED (Acres or sq. ft.) (d)	EXCESS		TYPE OF ACQUISITION (b)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (f)
				ACRES OR SQUARE FEET (c)	COST (i)	ANNUAL RENTAL CO (e)	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	Square 0699, Lot 0825	Unknown	29,563 sq. ft.	29,563 sq. ft.	Unknown	N/A	None
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TOTAL							

DECEMBER 1953  
PRESCRIBED BY GENERAL  
SERVICES ADMINISTRATION  
FMR 41 CFR 101-75.115

## SCHEDULE C-SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

[illegible]

## 49 L Street, SE - 5-Year Operating Statement

Type	Actuals 2010	Actuals 2011	YTD Actuals Jan. 2012	Budget 2012	Budget 2013	Budget 2014
Direct Revenue	-60398	0	0	0	0	N/A
Operations and Maintenance	27,606	50,329	19,804	119,605	123,194	N/A
Repair and Alterations	0	0	0	0	0	N/A
Rental of Space	0	0	0	0	0	N/A
Protection	0	5,282	7,897	0	0	N/A
National G&A	35,673	7,650	5,529	83,787	86,301	N/A
Regional G&A	25,757	8,548	6,014	146,779	151,183	N/A
Fed Protect Service G&A	0	0	0	0	0	N/A
Field Office G&A	5,973	11,322	9,026	35,208	36,265	N/A
Purchase Contracts	0	0	0	0	0	N/A
Real Estate	0	0	0	0	0	N/A
Other Expenses	0	45	24	390	402	N/A
Funds from Operations	-155,407	-83,175	-48,293	-385,769	-397,345	N/A
N01:	-93,977	-66,978	-36,751	-155,203	-159,861	N/A

### BA54 and BA 55 Obligations

Budget Activity	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
BA54	5,000	77,949	0	0	0	0
BA55	0	0	0	0	0	0
Total	5,000	77,949	0	0	0	



SUBMITTED FOR ELECTRONIC RECORDING BY:  
Commonwealth Land Title Insurance Company  
Fidelity National Title Insurance Company  
1015 15th Street, N.W., Suite 300  
Washington, DC 20005  
File No. DPN: 14-002042 1 of 1

**CRANE SWING, SHEETING AND SHORING, AND MONITORING  
EASEMENT AGREEMENT**

THIS CRANE SWING, SHEETING AND SHORING, AND MONITORING EASEMENT AGREEMENT (this "Agreement") is made as of the 2nd day of January, 2015, by and between the UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION ("Property Owner"), and KCG 50 M LLC ("Developer").

**WITNESSETH:**

WHEREAS, Property Owner is the fee simple owner of certain real property, commonly known as 49 L Street, SE, Washington, DC, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property Owner's Property");

WHEREAS, Developer is the fee simple owner of certain real property, commonly known as 50 M Street, SE, Washington, DC, as more particularly described on Exhibit B attached hereto and made a part hereof (the "Developer's Property");

WHEREAS, Developer plans to construct a new Homewood Suites by Hilton hotel and related improvements on the Developer's Property (the "Project");

WHEREAS, in connection with the construction of the Project, Developer has requested the right to swing the boom of a tower crane over Property Owner's Property during the construction of the Project;

WHEREAS, in connection with the construction of the Project, Developer has requested the right to enter onto Property Owner's Property (i) to install vertical supports (the "Supports") of the building on Property Owner's Property ("Property Owner's Building") consisting of underpinning and other features as deemed necessary by Developer to support that Building during the excavation stage of the Project, (ii) to conduct pre- and post-construction photographic and videographic surveys of Property Owner's Building, (iii) to remove a brick column that encroaches on Developer's Property, which column is identified on Exhibit C-2 attached hereto (the "Column Removal"); (iv) to install crack monitoring gauges on pre-existing cracks identified in Property Owner's Building during the pre-construction survey, (v) to conduct three-dimensional monitoring to measure movement of the Property Owner's Building, (vi) to install flashing between the Property Owner's Building and the Project (the "Flashing"); and (vii) to add certain structural steel to the existing structural steel in the roof of

Property Owner's Building as set forth in Exhibit C-5 (the "Internal Bracing") ((i)-(vii) collectively being referred to hereinafter as the "Work");

WHEREAS, in accordance with 40 U.S.C. § 1314 and 41 C.F.R. § 102-75.939, *et seq.*, Property Owner is willing to grant Developer easements effecting such rights, subject to the terms and conditions hereinafter set forth; and

WHEREAS, Property Owner and Developer wish to set forth the terms and conditions of the grant by Property Owner to Developer of such easements, as hereinafter set forth.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) in hand paid by Developer to Property Owner, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned parties hereby agree as follows:

1. Incorporation. The above recitals are hereby incorporated in this Agreement by reference as if fully set forth in this paragraph.

2. Grant of Easements by Property Owner. Property Owner hereby grants to Developer, for the benefit of Developer and its successors, assigns, agents, contractors, subcontractors, and anyone else operating the construction crane for the Project (collectively, the "Developer Parties" and each a "Developer Party"), the following easements:

(a) An easement for the Developer Parties to utilize the air rights over the Property Owner's Property for the swing of the boom of a tower crane to the extent required in connection with the construction of the Project (the "Crane Swing");

(b) An easement for the Developer Parties to enter upon the Property Owner's Property as and to the extent necessary from time to time to perform, install, and observe the Work, which as relevant will be done substantially in accordance with the drawings and plans attached hereto as Exhibit C (the "Drawings") and the description of the Work set forth above. This easement includes the following additional right: notwithstanding the expiration of this Agreement, the Supports and Flashing shall be entitled to remain in place on and under the Property Owner's Property, until such time as the Property Owner's Property may be redeveloped, at which time Developer will modify as necessary any flashing to accommodate redevelopment of the Property Owner's Property.

3. Developer's Covenants. Developer covenants and agrees as follows:

(a) The Crane Swing and the Work shall be performed in compliance with usual and customary construction standards and practices and applicable federal, municipal, and local laws, statutes, regulations, ordinances and codes. Where applicable, the Work shall be performed substantially in accordance with the Drawings (subject to minor field changes that are made generally in accordance with the Drawings).

(b) The Developer Parties shall not use the Crane Swing to swing loads over Property Owner's Property.

(c) Developer shall obtain (or cause to be obtained), at no expense to Property Owner, the necessary permits and authorizations necessary for the Crane Swing and the Work, if any, from applicable governmental authorities. Property Owner, however, shall execute or consent to any application for such permits and authorizations, subject to its reasonable approval and at no cost to Property Owner.

(d) Developer shall use diligent and professional efforts to protect Property Owner's Property from and against any damage resulting from the Crane Swing and the Work by the Developer Parties. Developer shall repair and restore, at its sole cost and expense, any damage resulting from the Crane Swing or the Work by the Developer Parties. The foregoing protection and repair obligation, however, shall not apply to, and Developer shall not be responsible for, damage or injury to the extent caused by the acts or omissions of anyone other than the Developer Parties, except to the extent that such damage or injury is caused by the negligence of the Developer Parties.

(e) Developer shall indemnify and hold harmless Property Owner and Property Owner's successors and assigns (collectively, the "Indemnified Parties") from and against all claims, loss, liability, damage, and expense resulting from bodily injuries (or death resulting therefrom) sustained by any person, and any injury to or destruction of any tangible property, to the extent caused by, resulting from, or arising out of any act or omission in the performance of the Crane Swing or the Work by the Developer Parties. The foregoing indemnity and hold harmless obligation, however, shall not apply to, and Developer shall not be liable for, damage or injury to the extent caused by the acts or omissions of anyone other than the Developer Parties, except to the extent that such damage or injury is caused by the negligence of the Developer Parties. This indemnification obligation shall expire one (1) year after the later of the completion of the Work or removal of the crane used for the Crane Swing, except to the extent Property Owner has notified Developer in writing of a specific claim for indemnification as to a particular claim under this Section 3(d) prior to the expiration of such one (1) year period.

(f) From and after the date of commencement of the Crane Swing or any of the Work, as applicable, through the date of removal of the tower crane or completion of the Work, Developer shall secure and maintain, or shall cause its general contractor to secure and maintain, in full force and effect commercial general liability insurance on an occurrence basis against claims for personal injury, including bodily injury or death, and tangible property damage liability, occurring as a result of the Crane Swing, with liability policy coverage in the amount of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) general aggregate, with excess liability coverage of not less than Five Million Dollars (\$5,000,000). The policies of such insurance shall include an endorsement thereto naming Property Owner or Property Owner's successors or assigns as an additional insured. Prior to the earlier of the installation of the tower crane to be used for the Crane Swing or commencement of



Owner's Property, the Property Owner or Property Owner's successors shall not be responsible for costs associated with any modifications required for Supports or Flashing.

(b) Section 8(a) to the contrary notwithstanding, and in addition to any other rights and remedies available to Property Owner hereunder or at law or in equity, the easements, permissions and other rights granted to Developer pursuant hereto shall terminate if Developer shall be in default hereof, and shall fail to remedy such default within 21 days after Developer's receipt of a factually-correct written notice by Property Owner, specifying the nature of such default; provided, however, that if such default is of a nature which cannot reasonably be remedied in full within such 21 days, and provided that Developer commences efforts to remedy such default promptly after receipt of such written notice, and thereafter diligently pursues such remedy to completion, then Developer shall be granted an additional reasonable period of time, not to exceed 45 days, in which to complete such cure before such termination takes effect.

(c) Notwithstanding Section 8(a), the Developer, at its sole discretion, may terminate this Agreement in whole or in part for convenience should Developer decide to construct the Property in such a way that limits the crane's boom such that it no longer swings over the Property Owner's Property or that does not require the Work to be performed. In such event, this Agreement is no longer in effect as to the part terminated.

#### 9. Miscellaneous.

(a) This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof, and except as otherwise provided herein, there are no other agreements or understandings, written or oral, with respect to the subject matter hereof.

(b) This Agreement may not be modified, amended, changed, or waived except by an instrument in writing signed by the party against which enforcement of the modification, amendment, change, or waiver is asserted.

(c) This Agreement may be recorded. All terms of this Agreement shall run with the land, and shall apply to and be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns. Developer may assign this Agreement and all rights hereunder to any of Developer's affiliates, any future owner of title to the Developer's Property, and any lender for the Project, subject to Property Owner's approval, which approval (i) shall not be unreasonably withheld, and (ii) shall be deemed granted if Property Owner does not deliver a response or reasonable objection in writing to Developer within 21 business days after Developer requests such approval. Property Owner may assign this Agreement and all rights hereunder to any of Property Owner's affiliates, any future owner of title to the Property Owner's Property, and any lender for Property Owner's Property.

(d) Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture of or between, or to create any other relationship between, any of the parties hereto.

(e) In case any one or more of the provisions hereof shall be invalid, illegal, or unenforceable in any respect, such provision shall be ineffective to the extent of such invalidity or unenforceability only, and the validity of the remaining provisions shall in no way be affected, prejudiced, or disturbed thereby.

(f) This Agreement shall be governed by and construed according to the laws of the District of Columbia.

(g) All headings, captions and titles contained in this Agreement are intended for convenience of reference only and are not to be deemed or interpreted as a summary of the provisions to which they pertain or as a construction thereof.

(h) This Agreement may be executed in several counterparts, and/or by execution of counterpart signature pages which may be attached to one or more counterpart, and all so executed shall constitute one Agreement binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

(i) The Property Owner's Property is offered "as is" without any kind of warranty or representation as to its condition, the availability of utilities, or the suitability of the property to support the use contemplated by the Developer.

(j) The Developer is prohibited from storing, using, or disposing of Hazardous Materials or Substances, as that term is most liberally defined under applicable law, on the Property Owner's Property. Developer must use commercially reasonable efforts to prevent movement of Hazardous Materials or Substances from the Developer's Property to the Property Owner's Property during the performance of the work.

(k) The United States of America reserves the right for its employees, agents, and contractors to enter the construction areas (any portion of the Property Owner's Property or Developer's Property affected by the Work) at any time to inspect for compliance with the terms of this Agreement, in any emergency situation, or for any other reason. Property Owner shall comply with the reasonable safety requirements (e.g., use of hard hats, safety shoes) of the Developer and its contractors. Developer waives claims against Property Owner on account of delay, increased costs, or hardship resulting from Developer's entry pursuant to this paragraph.

IN WITNESS WHEREOF, each of the parties has caused its duly authorized representative to execute this Agreement under seal as of the day and year first written above.

[Signatures commence on the following page.]



**PROPERTY OWNER**

WITNESS:

UNITED STATES OF AMERICA, GENERAL  
SERVICES ADMINISTRATION

(b) (6)

By: (b) (6) (SEAL)

Name: Darren J Blue

Title: EC, NCR PBS

DISTRICT OF COLUMBIA  
State of \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss:

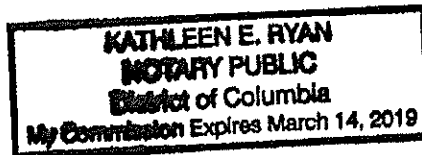
I, KATHLEEN E. RYAN, a notary public for the State and county aforesaid,  
do certify that Darren J Blue, whose name is signed to the writing above  
bearing date on the 22 day of JANUARY, 2015, has acknowledged the same  
before me in my county aforesaid.

Given under my hand this 22 day of JANUARY, 2015.

(b) (6)

Notary Public

My Commission Expires the 14 day of MARCH, 2019



**DEVELOPER**

KCG 50 M LLC

By: Englewood M St. LLC, its Manager

By: \_\_\_\_\_

(b) (6)

Name: \_\_\_\_\_

Ken Finkelstein

Title: \_\_\_\_\_

President

State of Maryland )

) ss:

County of Montgomery )

Mack A. Smith II  
Notary Public - Maryland  
Prince George's County  
My Commission Expires  
March 22, 2016

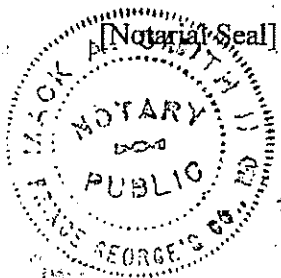
I, Mack Smith, a notary public for the State and county aforesaid,  
do certify that Kenneth Finkelstein, whose name is signed to the writing above  
bearing date on the 12<sup>th</sup> day of January, 2015, has acknowledged the same  
before me in my county aforesaid.

Given under my hand this 12<sup>th</sup> day of January, 2015.

(b) (6)

Notary Public

My Commission Expires the 22<sup>nd</sup> day of March, 2016.



**EXHIBIT A**

**PROPERTY OWNER'S PROPERTY**

All that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situated in the District of Columbia described as follows:

Lot numbered 825 in Square numbered 699 among the land records of the District of Columbia.



## **EXHIBIT B**

### **DEVELOPER'S PROPERTY**

All that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situated in the District of Columbia described as follows:

**All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:**

**Lot numbered Twenty-nine (29) in Square numbered Six Hundred Twenty-nine (629) in the subdivision made by MR Ballpark 6 LLC, as per plat recorded in the Office of the Surveyor for the District of Columbia in Libr 2023 at page 183**

**EXHIBIT C**  
**DRAWINGS**

See attached:

- Exhibit C-1 Drawings for Underpinning
- Exhibit C-2 Column and Air Conditioner Locations
- Exhibit C-3 Drawings for Flashing
- Exhibit C-4 Building Monitoring Work Plan
- Exhibit C-5 Drawings for Internal Bracing

**EXHIBIT C-1**

**DRAWINGS FOR UNDERPINNING**

(Attached)

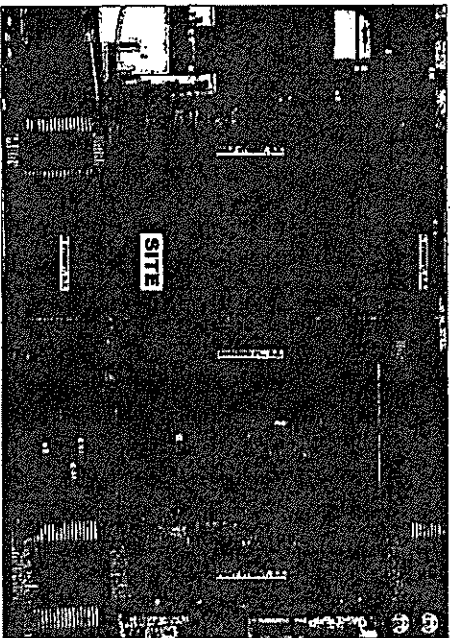


M STREET, S.E.  
WASHINGTON, D.C.

b. **REPLY:** For any person who wishes to file a complaint, please contact the person listed below. If you are unable to reach the person listed below, please contact the person listed below.

- [illegible]

THE PROXYCOT and QUALITY FUEL are used in a voluntary way and PROXYCOT or QUALITY FUEL are not sold with a specific purpose. THE PROXYCOT and QUALITY FUEL are not sold with a specific purpose.

[illegible]

55-4	COVER
55-1	SITE PLAN
55-2	FOUNDATION PLAN
55-2.1	PARTIAL FOUNDATION PLAN
55-3	SECTIONS
55-4	SECTIONS
55-5	NOT USED
55-6	DETAILS
55-7	SCHEDULES

CLARK  
FOUNDATIONS

THESE DRAWINGS /  
SUPPORT OF EXCAVATION ONLY

<sup>a</sup> The number of respondents who were interviewed was 100.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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- [illegible]

1. Do you think the new law will help the people?

1. **Identify One Fact About The Location Of The River Valley.**
2. **Identify One Fact About The Location Of The River Valley.**
3. **Identify One Fact About The Location Of The River Valley.**
4. **Identify One Fact About The Location Of The River Valley.**
5. **Identify One Fact About The Location Of The River Valley.**
6. **Identify One Fact About The Location Of The River Valley.**
7. **Identify One Fact About The Location Of The River Valley.**
8. **Identify One Fact About The Location Of The River Valley.**
9. **Identify One Fact About The Location Of The River Valley.**
10. **Identify One Fact About The Location Of The River Valley.**

3. The following factors may have contributed to the patient's poor response to treatment:
  - a. inadequate antibiotic therapy for 31 days (minimum 42 days)
  - b. no oral seal as ordered (Leaky Eucorona in the labial and lingual positions and holes to Alkermid's compression prevented oral seal)
  - c. the Alkermid's occlusal overhang may have contributed to the inadequate results
4. Longstanding discomfort is due to occlusal contact. A labial seal cannot fully remediate. Long-term solutions may be the use of dental wax, oral seal, evaluation that is used to reduce occlusal contact, mouth lubrication or possible occlusal adjustment.

JOB #

CLARK FOUNDATIONS, LLC  
7500 Old Georgetown Road  
Bethesda, MD 20814

CLARK

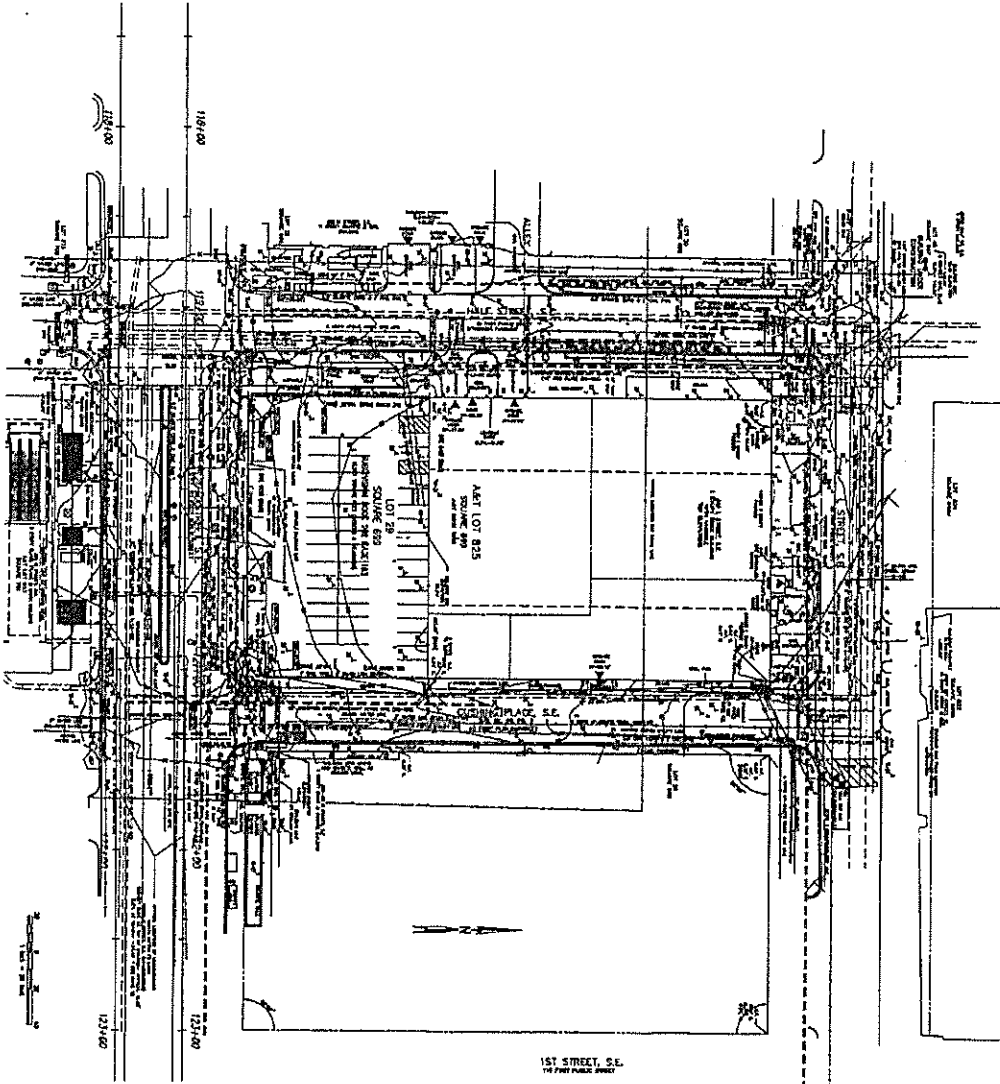
PERMIT SET  
50 M STREET  
N.E. STREET, A.E.  
WASHINGTON, D.C.

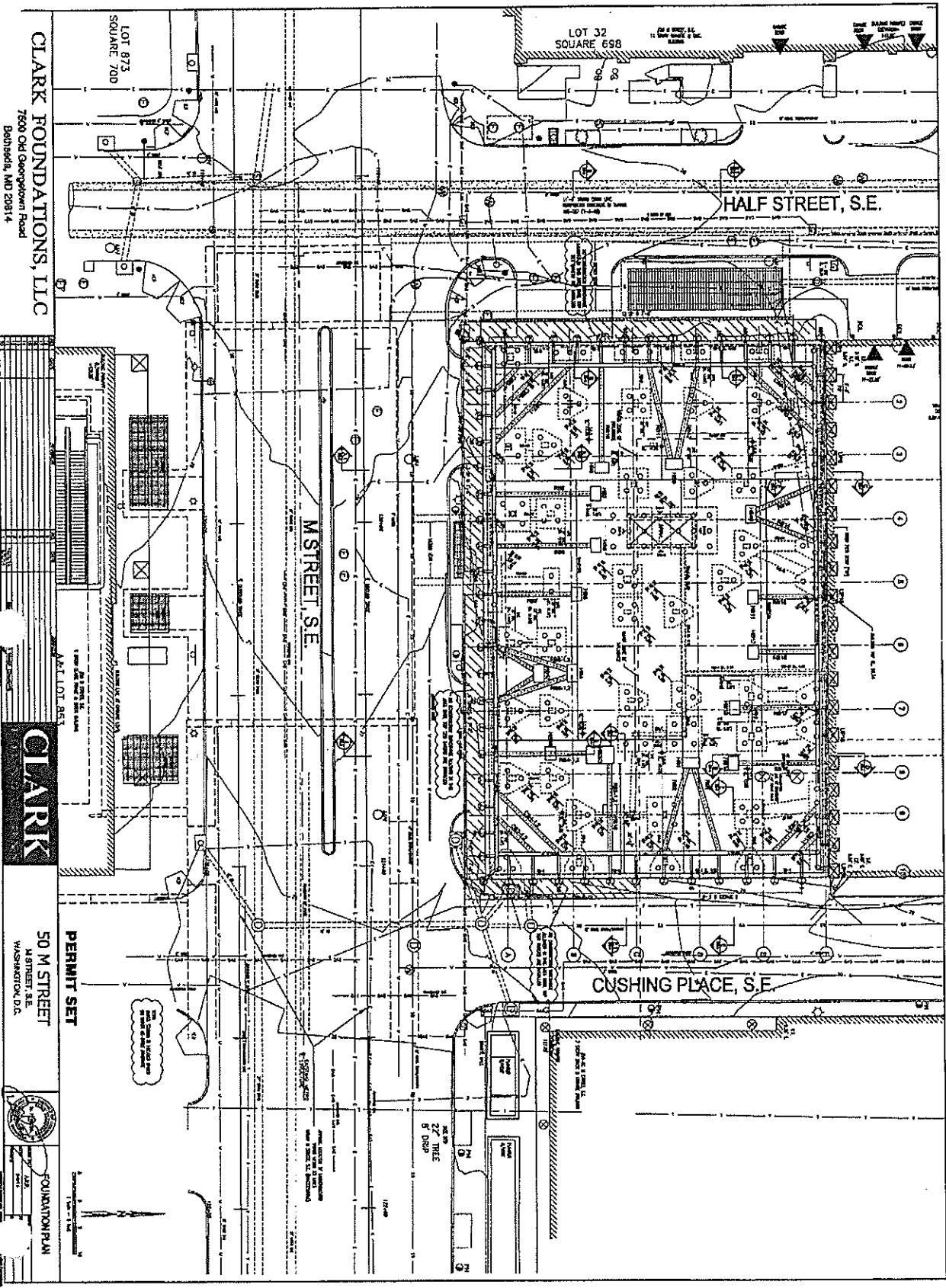


SITE PLAN  
DATE: 10/1/14  
BY: [Signature]

LEGEND

1. EXISTING LOT LINES	2. EXISTING LOT AREA	3. EXISTING LOT DIMENSIONS	4. EXISTING LOT PERIMETER
5. EXISTING LOT CORNERS	6. EXISTING LOT CENTERLINE	7. EXISTING LOT BOUNDARY	8. EXISTING LOT ADJACENT
9. EXISTING LOT ADJACENT	10. EXISTING LOT ADJACENT	11. EXISTING LOT ADJACENT	12. EXISTING LOT ADJACENT
13. EXISTING LOT ADJACENT	14. EXISTING LOT ADJACENT	15. EXISTING LOT ADJACENT	16. EXISTING LOT ADJACENT
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CLARK FOUNDATIONS, LLC

7500 Old Georgetown Road  
Bethesda, MD 20814

CLARK

PERMIT SET  
50 M STREET  
M STREET, S.E.  
WASHINGTON, D.C.



FOUNDATION PLAN

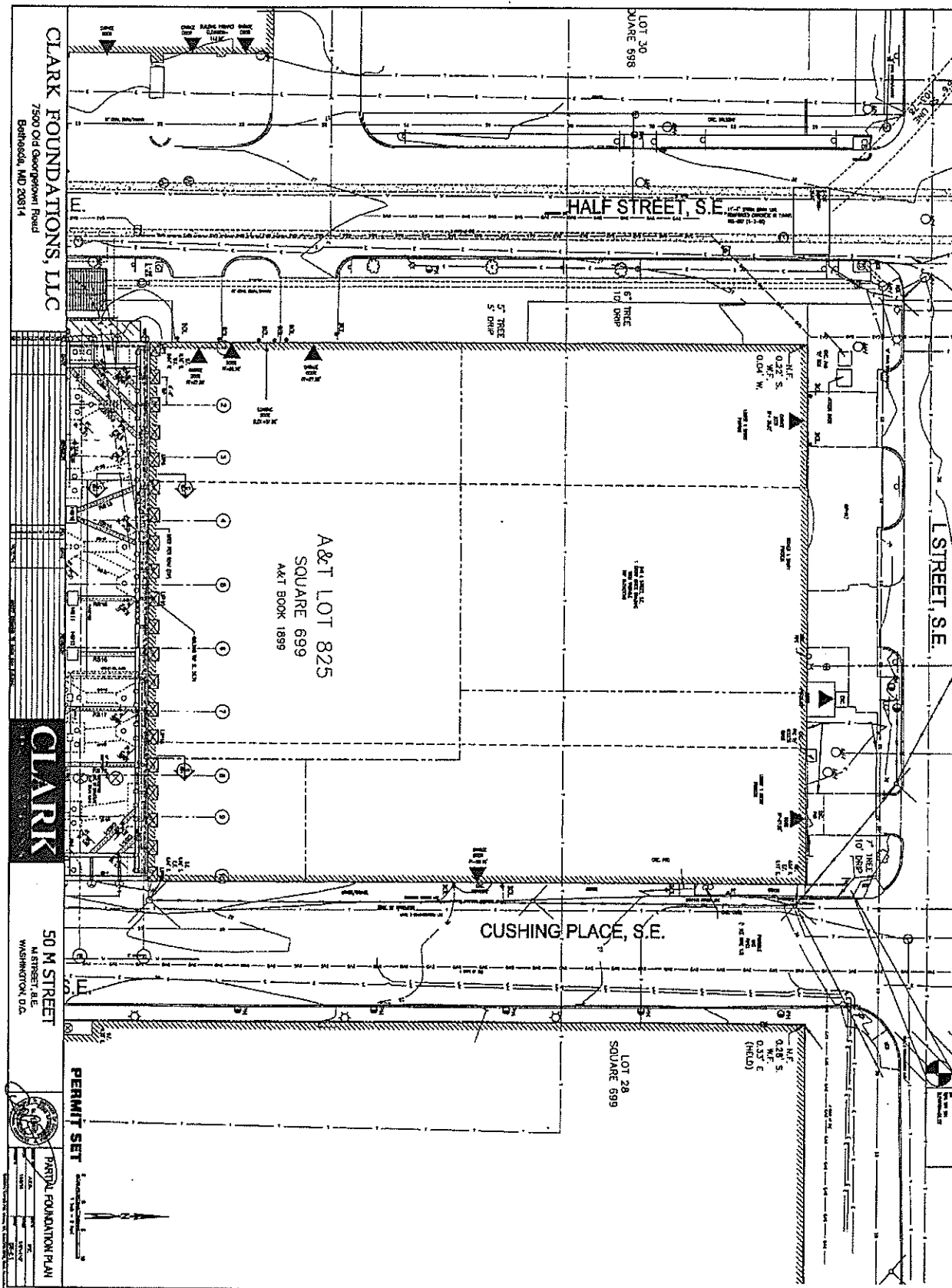
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SQUARE 698

HALF STREET, S.E.

M STREET, S.E.

CUSHING PLACE, S.E.





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CLARK FOUNDATIONS, LLC  
7500 Old Georgetown Road  
Bethesda, MD 20814

CLARK

50 M STREET  
N STREET, S.E.  
WASHINGTON, D.C.



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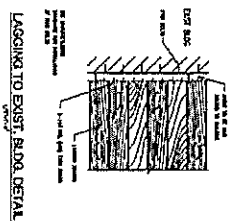
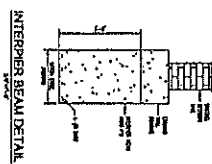
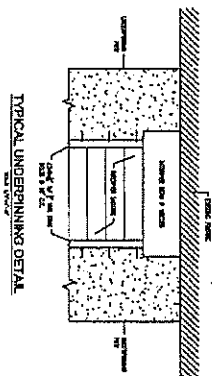
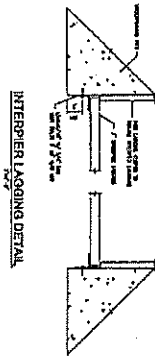
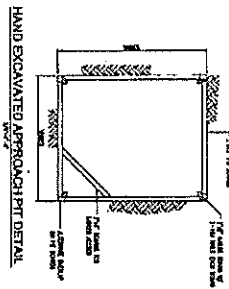
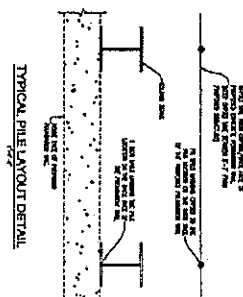
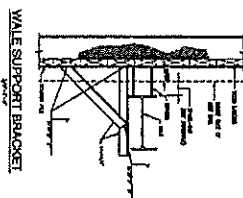
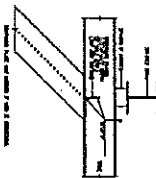
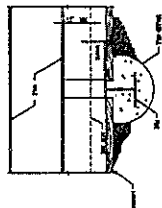
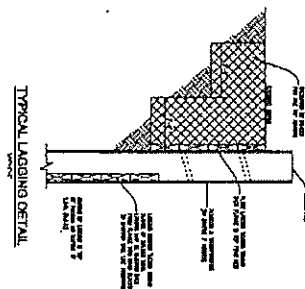
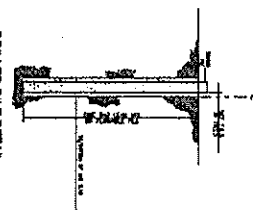
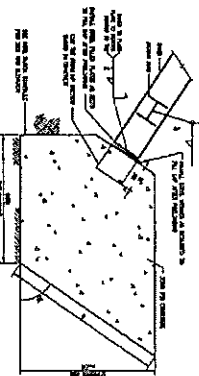
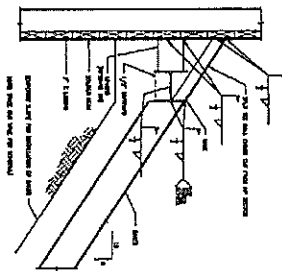
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**PERMIT SET**

CLARK FOUNDATIONS, LLC

7500 Old Georgetown Road  
Bethesda, MD 20814

CLARK

50 M STREET  
M STREET, S.E.  
WASHINGTON, D.C.

## DETAILS

CORNER BRACE SCHEDULE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

WALK SCHEDULE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

WALK BLOCK SCHEDULE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

SECTION BRACE SCHEDULE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

UNDERPINNING SCHEDULE AND SEQUENCE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

PARKING BRACE SCHEDULE									
Station	Top	Bottom	Left	Right	Length	Area	Design	Material	Notes
1	100.00	99.50	100.00	99.50	10.00	1.00	10.00	10.00	10.00
2	99.50	99.00	99.50	99.00	10.00	1.00	10.00	10.00	10.00
3	99.00	98.50	99.00	98.50	10.00	1.00	10.00	10.00	10.00
4	98.50	98.00	98.50	98.00	10.00	1.00	10.00	10.00	10.00
5	98.00	97.50	98.00	97.50	10.00	1.00	10.00	10.00	10.00
6	97.50	97.00	97.50	97.00	10.00	1.00	10.00	10.00	10.00
7	97.00	96.50	97.00	96.50	10.00	1.00	10.00	10.00	10.00
8	96.50	96.00	96.50	96.00	10.00	1.00	10.00	10.00	10.00
9	96.00	95.50	96.00	95.50	10.00	1.00	10.00	10.00	10.00
10	95.50	95.00	95.50	95.00	10.00	1.00	10.00	10.00	10.00

CLARK FOUNDATIONS, LLC  
7500 Old Georgetown Road  
Bethesda, MD 20814

CLARK

PERMIT SET  
50 M STREET  
N STREET, S.E.  
WASHINGTON, D.C.



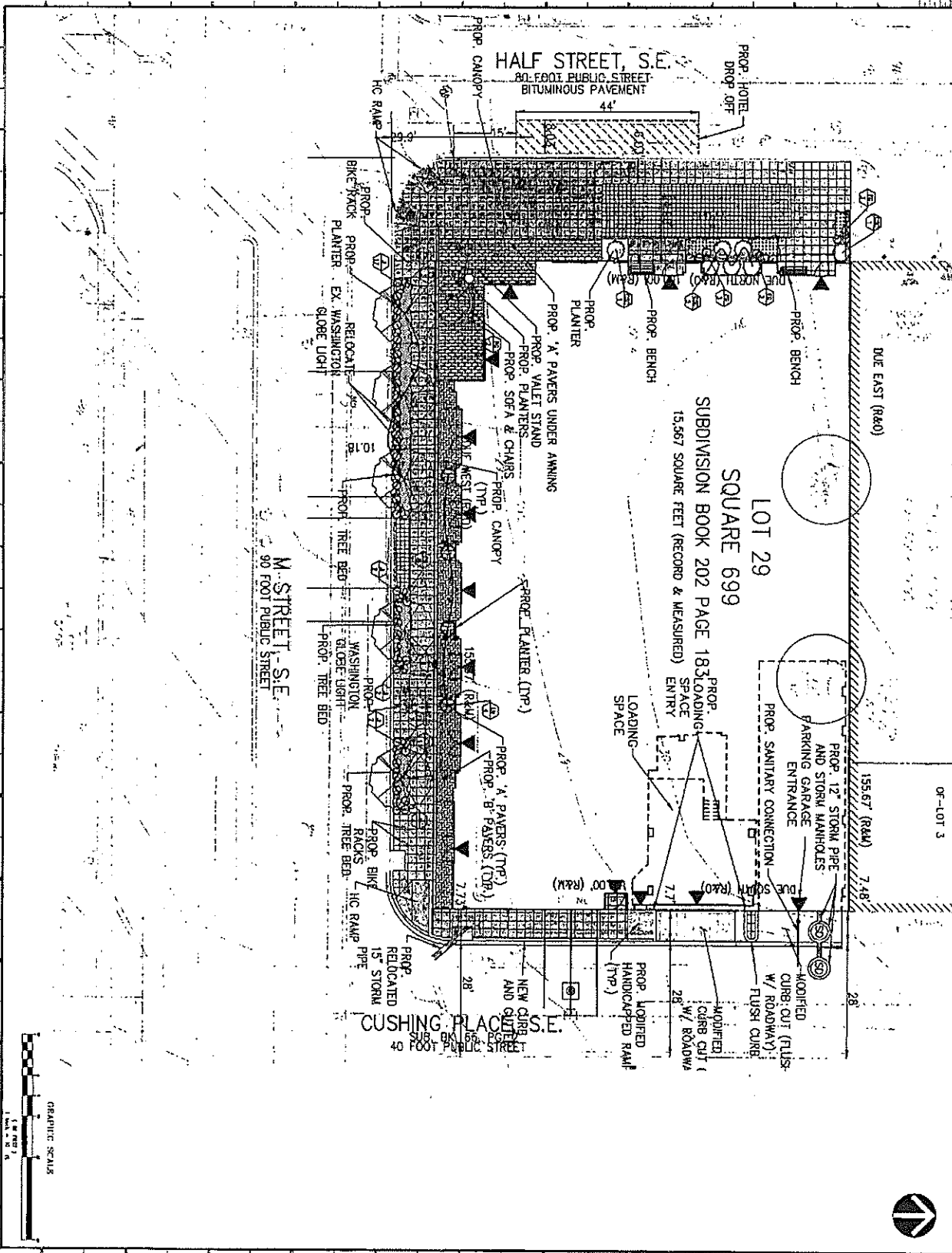
SCHEDULES  
1. 1/2" = 1'-0"  
2. 1/4" = 1'-0"  
3. 1/8" = 1'-0"

**EXHIBIT C-2**

**COLUMN AND AIR CONDITIONER LOCATIONS**

(Attached)





BALANCES		
No.	Debit and Description	Date
1	Balance forward	
2	Interest on loan	

## LETTERS TO THE EDITOR

[illegible]

50 M ST HOMERHOOD SUITES  
50 M STREET SE.  
WASHINGTON, DC 20003  
↓  
ERIGEMCO, LLC  
EXISTING  
CONDITIONS AND  
DEMOLITION PLAN

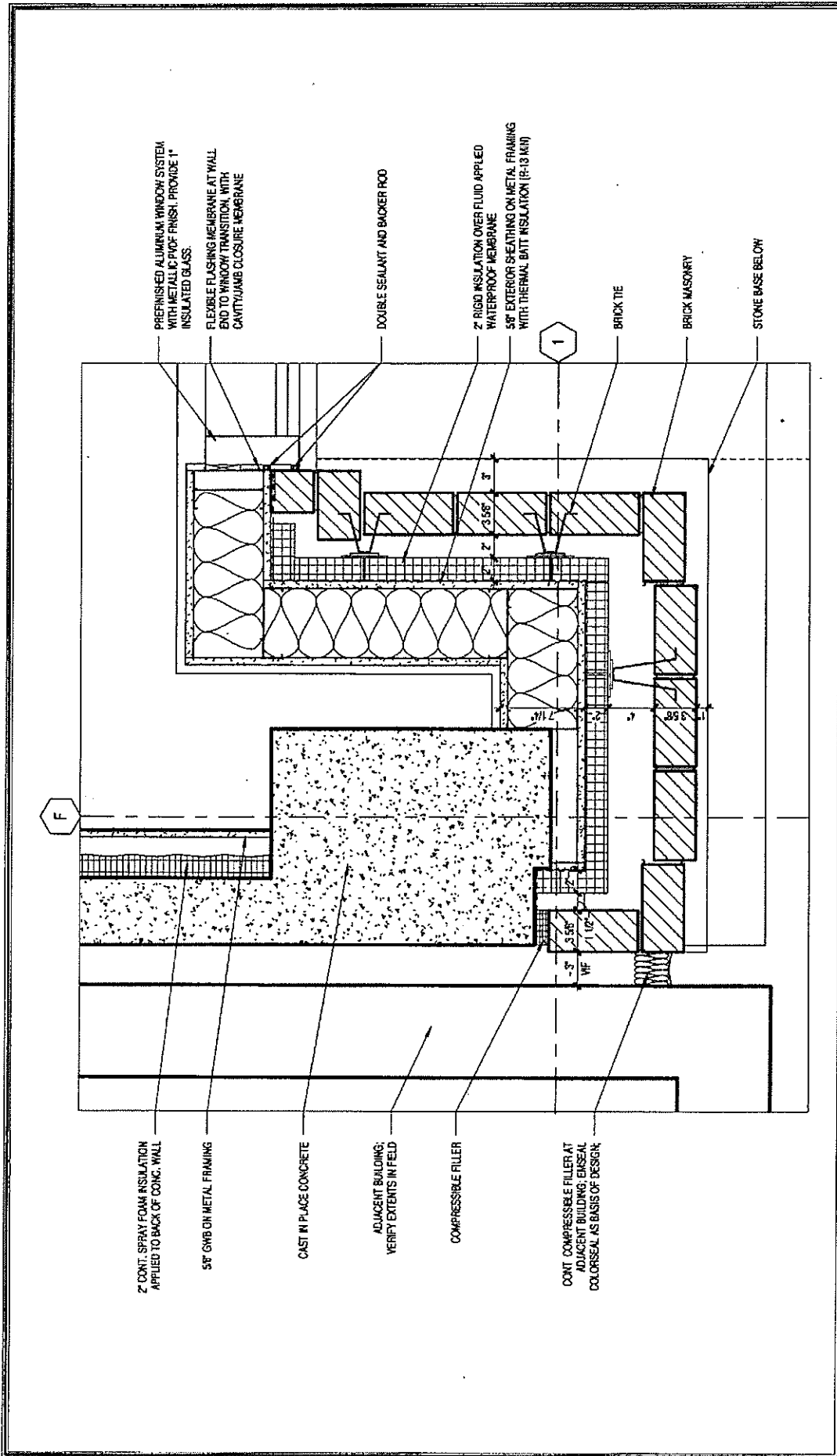
24

**EXHIBIT C-3**

**DRAWINGS FOR FLASHING**

(Attached)





 COOPER CARRY	PLAN DETAIL @ ADJACENT BUILDING		20130162	Drawing No.
	1 1/2" = 1'-0"		Project No.	SK-08
50M ST HOMEWOOD SUITES		Project Name	Ref. Doc.	Date
				08/14/2014

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63 Park Mall Drive, Suite 200, Alexandria, VA 22304 Tel: (703) 594-4351 www.coopercarry.com



**EXHIBIT C-4**

**BUILDING MONITORING WORK PLAN**

(Attached)



## **ECS MID-ATLANTIC, LLC**

*"Setting the Standard for Service"*

Geotechnical • Construction Materials • Environmental • Facilities

July 31, 2014

Mr. Ken Finkelstein  
KCG 50 M LLC  
3 Bethesda Metro Center  
Suite 700  
Bethesda, Maryland 20814

ECS Project No. 01:12127-F

Reference: Proposed Instrumentation Setup and Monitoring Procedures for 49 L Street, SE, Washington, D.C.

Dear Mr. Finkelstein:

This letter is in reference to our proposed three-dimensional monitoring instrumentation setup/installation procedures and scope of services for monitoring activities to be conducted at the 50 M Street, SE, project site; specifically for the structure situated at 49 L Street, SE (adjacent to the project site). The monitoring of the above-referenced structure will be conducted periodically during and at the completion of construction.

The proposed project will consist of the design and construction of a new high-rise hotel with 11 stories above-grade and an additional two below-grade parking levels. Due to the proximity of the proposed construction to your structure, we have prepared this monitoring program to monitor the existing structure at 49 L Street, SE for motion if any, during adjacent construction.

### **Monitoring Instrumentation**

To provide 3-D monitoring of the adjacent structure, ECS will install and subsequently monitor points on the south building elevation. Each monitoring device will be installed at one elevation approximately 10 feet above current surface grade. At the reference elevation, monitors will be positioned every 30-40 feet (laterally) along the facade mentioned above. All 3-D monitors utilized for the building are proposed to be 1-inch square prism-like reflectors, which are fastened directly to the building using epoxy.

Utilizing a total surveying station, the lateral and vertical displacement of each reflector point can be measured and compared with an initial baseline reading. Both the lateral deflection perpendicular to the face of each of the selected elements and the vertical location of each reflector are recorded, plotted, and reported in graphical format vs. the date of readings.

The monitoring data will be reviewed, interpreted and analyzed by ECS from an engineering and stability standpoint. This analysis will serve as the basis for our recommendations regarding stability, shoring and possible reshoring.

**Closing**

Once the content of this letter containing our proposed monitoring procedure is reviewed and approved, we can begin our monitoring setup and installation for this site. Once we mobilize on-site to begin these activities; setup, installation, and the acquisition of baseline recordings for all monitors should take approximately two days. Once we have collected and reduced this baseline data regular monitoring can begin.

If you should have any questions or comments concerning the information contained in this letter, please do not hesitate to contact the undersigned at your convenience.

Respectfully,

ECS MID-ATLANTIC LLC

(b) (6)

Michael C. Bianchino, P.E.  
Geotechnical Group Manager

Karl A. Higgins, III, P.E.  
Vice President

(b) (6)

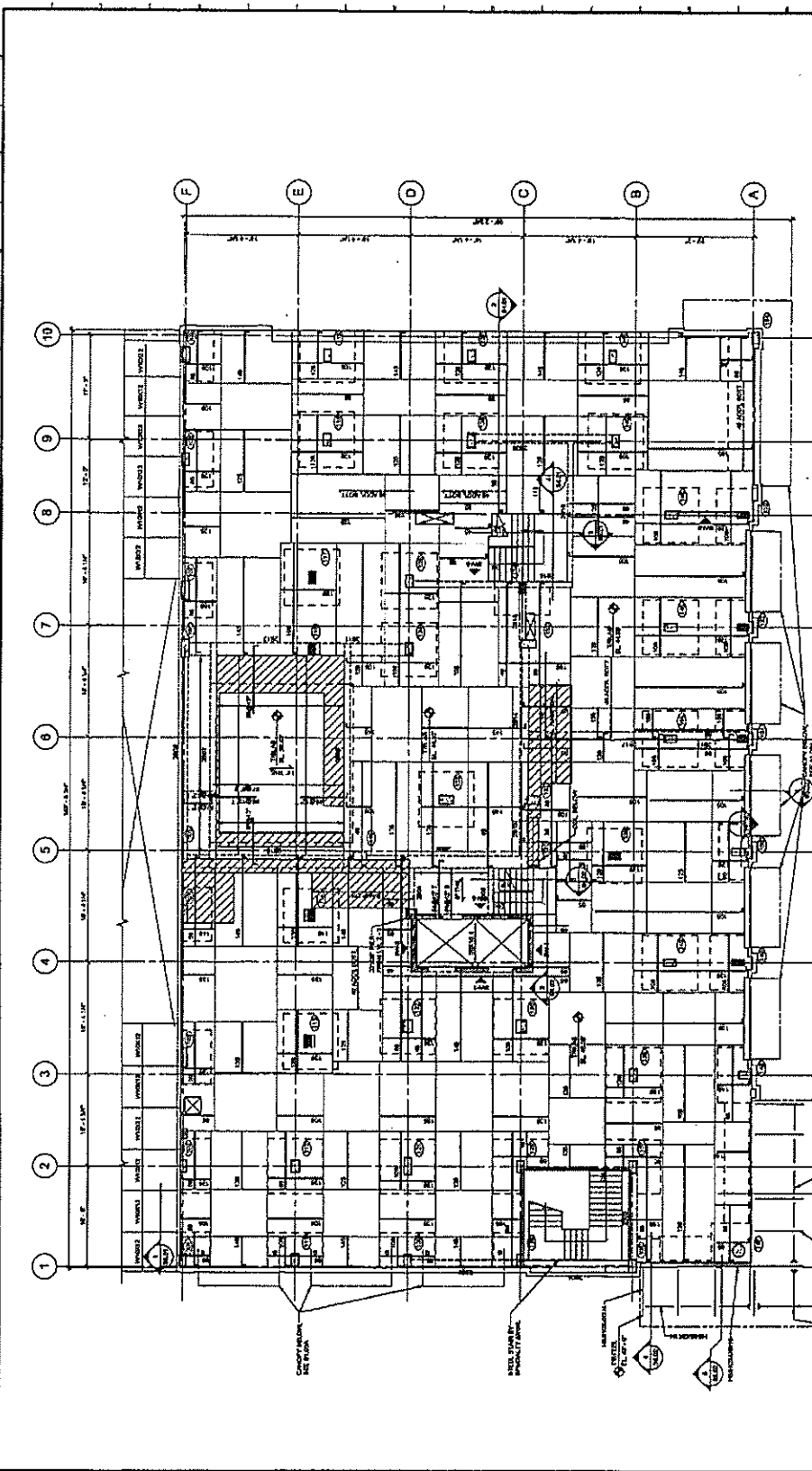
Sean D. Millar  
Senior Project Manager

**EXHIBIT C-5**

**DRAWINGS FOR INTERNAL BRACING**

(Attached)





RESOURCES		
MS	Drinking Water Characteristics	Date
	Temperature	10/25/2011
	Appearance & Odor	10/25/2011
	Hardness & Total Solids	10/25/2011
	Chlorine Residual	10/25/2011

**50 M ST HOMEWOOD SUITES**

50 M STREET, SE  
WASHINGTON, DC 20003

## LEVEL 2 FRAMING PLAN

[illegible]

## S1.04

**SK&A DC**  
 SK&A Structural Engineers, PLLC  
 1155 Connecticut Avenue, NW, Suite 800  
 Washington, DC 20035  
 P 202.659.2520 F 202.659.1097  
 W skandainc.com

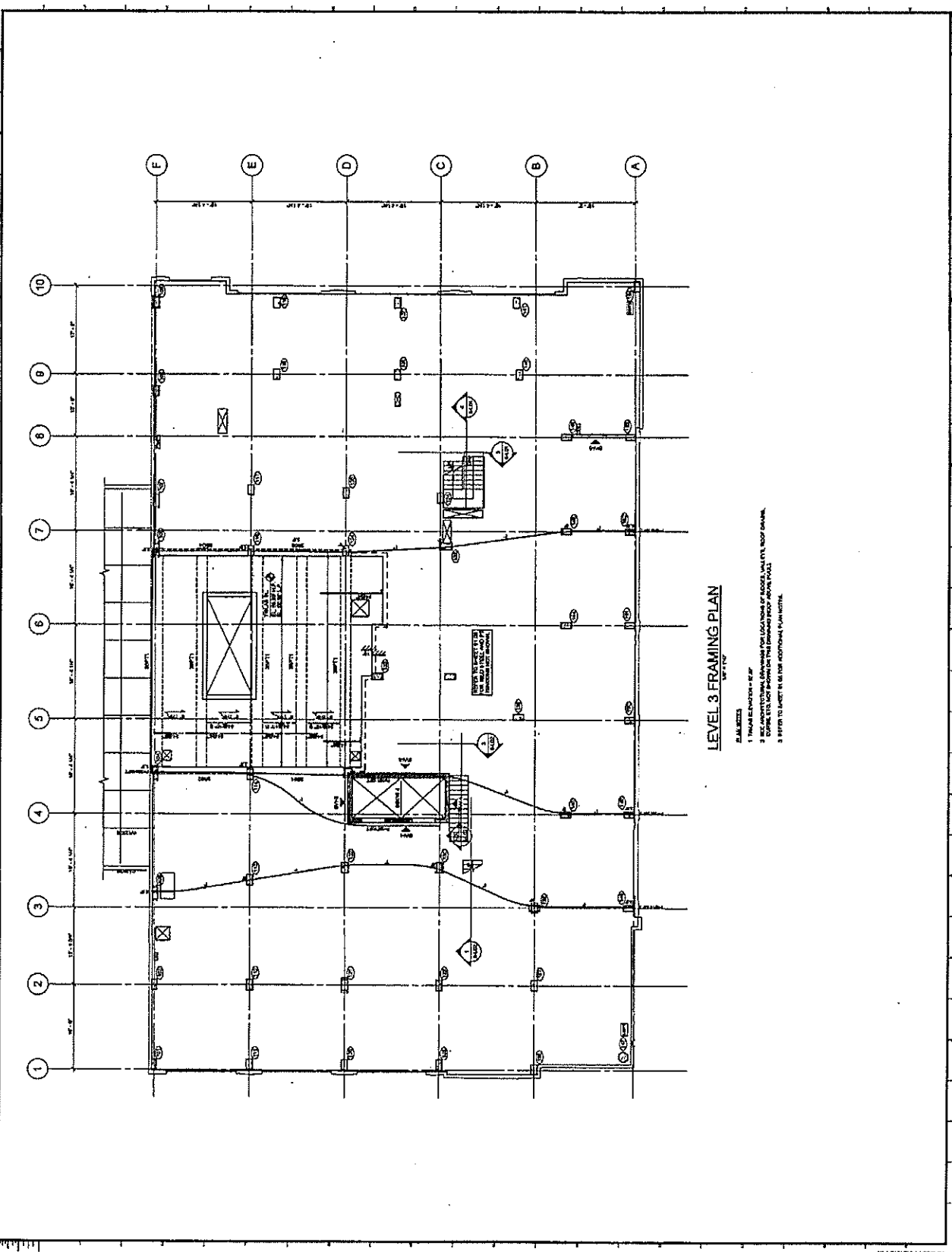
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84	Check	10/1/03
85	Check	10/1/03
86	Check	10/1/03
87	Check	10/1/03
88	Check	10/1/03
89	Check	10/1/03
90	Check	10/1/03
91	Check	10/1/03
92	Check	10/1/03
93	Check	10/1/03
94	Check	10/1/03
95	Check	10/1/03
96	Check	10/1/03
97	Check	10/1/03
98	Check	10/1/03
99	Check	10/1/03
100	Check	10/1/03

50 M ST HOMWOOD SUITES

SIM STREET SE  
 WASHINGTON, DC 20003  
 ENGLEWOOD, LLC

LEVEL 3 FRAMING PLAN

DATE	10/1/03
BY	SK&A
CHECKED BY	SK&A
SCALE	AS SHOWN
PROJECT NO.	03-1155
PROJECT NAME	50 M ST HOMWOOD SUITES
PROJECT ADDRESS	50 M ST HOMWOOD SUITES
PROJECT CITY	WASHINGTON, DC
PROJECT STATE	DC
PROJECT ZIP	20003
PROJECT PHONE	202.659.2520
PROJECT FAX	202.659.1097
PROJECT EMAIL	skandainc.com
PROJECT WEBSITE	skandainc.com
PROJECT NOTES	
PROJECT COMMENTS	
PROJECT REVISIONS	
PROJECT TOTAL	\$1.05



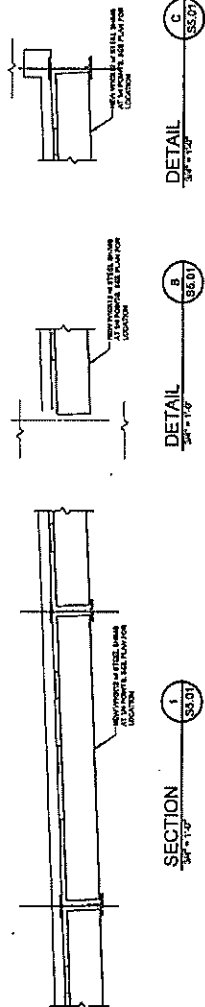
REVISIONS		
No.	Description	Date
1	Issue for Review	10/20/2014

50 M ST HOMEWOOD SUITES

50 M STREET, SE  
 WASHINGTON, DC 20003  
 ENGLEWOOD, LLC

BUILDING SECTION

Project Name	50 M STREET, SE
Project No.	10/20/2014
Sheet No.	S5.01
Scale	
Author	
Checker	
Engineer	



Doc #: 2015013898  
Filed & Recorded  
02/13/2015 02:01 PM  
IDA WILLIAMS  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS  
RECORDING FEES \$25.00  
SURCHARGE \$6.50  
TOTAL: \$31.50





**Government of the  
District of Columbia**  
Office of Tax  
and Revenue  
Recorder of Deeds  
1101 4th Street, SW  
Washington, DC 20024  
Phone (202)727-5374

**Clear all fields**

## Real Property Recordation and Transfer Tax Form FP 7/C

### PART A - Type of Instrument

<input type="checkbox"/> Deed	<input type="checkbox"/> Tax Deed	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Trustee Deed
<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Modification	<input type="checkbox"/> Lease	<input type="checkbox"/> Other _____

**PART B - Property Description/Data/Property Being Conveyed**

699      29   699      825  
 Square      Suffix      Lot                  Square      Suffix      Lot

If more than one lot, list Square/Suffix/Lots below or attach addendum:

Square and/or Parcel  Lot(s)

<b>Property Address</b>	50	M Street	SE	Unit No.
	Street Number	Street Name	Quadrant	

**Property Use**   ☐ Residential   ☒ Commercial   ☐ Condominium   ☐ Apartment  
In addition to the use above, is this property being rented?   ☐ Yes   ☐ No

**Interest Transferred**    ☐ Fee    ☐ Leasehold    ☐ Leasehold Improvement  
☒ Easement    ☐ Other

Interest Conveyed ☐ % Does this transfer include Condo Parking? ☐ Yes ☐ No

If YES, what is the parking account? ☐ Square ☐ Suffix ☐ Lot

**Sale Type**      ☐ Single/Parcel Improved - Arms Length  
☐ Single/Parcel Vacant - Arms Length  
☐ Multiple Parcels    ☐ Arms Length    ☐ Not Arms Length

<b>Date of Deed</b>	01/02/2015	<b>Consideration \$</b>	0.00 (Part H, Line #1)
---------------------	------------	-------------------------	------------------------

Was personal property included in this transfer? ☐ Yes ☒ No

If YES, what type?		Estimated Value \$	
--------------------	--	--------------------	--

**PART C - Instrument Submitted by or Contact Person**

Name	Michael A. Segal	Firm	Commonwealth Land Title Insurance Co.
------	------------------	------	---------------------------------------

Address 1015 15th Street, NW, Suite 300

City	Washington	State	DC	Zip	20005
------	------------	-------	----	-----	-------

**PART D - Return Instrument To**

Name	Michael A. Segel	Firm	Commonwealth Land Title Insurance Co.
------	------------------	------	---------------------------------------

Address 1015 15th Street, NW, Suite 300 Phone

City	Washington	State	DC	Zip	20005
------	------------	-------	----	-----	-------

**PART E - Grantor(s) Information**

Grantor: United States of America, General Services Administration Grantor: [REDACTED]

Grantor \_\_\_\_\_ Grantor \_\_\_\_\_

Address 301 7th Street, SW, Room 7600 Phone

City Washington State DC Zip 20407



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and Revenue  
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Washington, DC 20024  
Phone (202)727-5374

699 Square      Suffix      29 Lot

**Grantor Tenancy**

☐ Tenants in Common  
☐ Tenants by Entireties

☐ Joint Tenants  
☒ Sole

☐ Trustee

**PART F - Grantee(s) Information**

Grantee **KCG 50 M LLC**      Grantee \_\_\_\_\_  
Grantee \_\_\_\_\_      Grantee \_\_\_\_\_  
Address **3 Bethesda Metro Center, STE 700**      Phone \_\_\_\_\_  
City **Bethesda**      State **MD**      Zip **20814**

**Grantee Tenancy**

☐ Tenants in Common  
☐ Tenants by Entireties

☐ Joint Tenants  
☒ Sole

☐ Trustee

Interest Acquired \_\_\_\_\_

**PART G - Mailing Address for Grantee (If different from Part F)**

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Name \_\_\_\_\_  
Unit # \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip **20814**  
Phone \_\_\_\_\_

**PART H- Consideration and Financing (complete)**

**Tax Exemption Application  
Recordation Tax/Transfer Tax  
(Cite to Specific DC Code Provision)**

**I. Deed**

**EXEMPT - NO CONSIDERATION EASEMENT**

**1. Acquisition Price**

*Cash*

*Amount of 1st Deed of Trust*  
Exempt Amount(s)

Purchase Money Amount \_\_\_\_\_  
Other Exempt Amount \_\_\_\_\_

Nonexempt Amount(s) \_\_\_\_\_

*Amount of 2nd Deed of Trust*  
Exempt Amount(s)

Purchase Money Amount \_\_\_\_\_  
Other Exempt Amount \_\_\_\_\_

Nonexempt Amount(s) \_\_\_\_\_

*Assumed*

Exempt Amount(s)  
Purchase Money Amount \_\_\_\_\_  
Other Exempt Amount \_\_\_\_\_

Nonexempt Amount(s) \_\_\_\_\_

**2. Latest Assessed Value if No or Nominal  
Consideration  
(less than 30% of assessed value)**



**Government of the  
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and Revenue  
Recorder of Deeds  
1101 4th Street, SW  
Washington, DC 20024  
Phone (202)727-5374

699		29
Square	Suffix	Lot

**II. Deeds of Trust (no transfer of title)**

Amount of 1st Deed of Trust	_____	
Exempt Amount(s)	_____	
Nonexempt Amount(s)	_____	
Amount of 2nd Deed of Trust	_____	
Exempt Amount(s)	_____	
Nonexempt Amount(s)	_____	

**3. Total of all Nonexempt Deeds of Trust (I & II) \_\_\_\_\_**

**PART I: Computation of Tax**

If the residential deed transfer is for a total consideration of less than \$400,000 use Lines 1 and 2.  
All other deed transfers, security instruments and commercial transactions use Lines 3,4,5 and 6.

1. Recordation Tax	1.1% of Line 1 or Line 2, Part H	\$ _____ 0
2. Transfer Tax	1.1% of Line 1 or Line 2, Part H	\$ _____ 0
3. Recordation Tax	1.45% of Line 1 or Line 2, Part H	\$ _____ 0
4. Transfer Tax	1.45% of Line 1 or Line 2, Part H	\$ _____ 0
5. Recordation Tax	1.45% of Line 3, Part H	\$ _____ 0
6. Transfer Surtax	5% of Line 1 or Line 2, Part H (retail service sta.)	\$ _____ 0
7. Total of Lines 1 & 2 OR 3, 4, 5 and 6		\$ _____ 0

**PART J: Affidavit (Part A to J)**

I/We hereby swear or affirm under penalty of perjury that this return, including any accompanying schedules/documents/and statements, has been examined by me/us and to the best of my/our knowledge and belief, the statements and representations are correct and true. I/We hereby acknowledge that any false statement or misrepresentations I/We made on this return is punishable by criminal penalties under the laws of the District of Columbia.

**Grantor(s)**

SEE ATTACHED

Typed Name

Signature

Date \_\_\_\_\_

Subscribed to and sworn to before me  
by Grantor(s) this \_\_\_\_\_ day of  
\_\_\_\_\_, 201\_\_\_\_.

Notary Public

My Commission Expires: \_\_\_\_\_  
mm/dd/yyyy

**Grantee(s)**

SEE ATTACHED

Typed Name

Signature

Date \_\_\_\_\_

Subscribed to and sworn to before me  
by Grantee(s) this \_\_\_\_\_ day of  
\_\_\_\_\_, 201\_\_\_\_.

Notary Public

My Commission Expires: \_\_\_\_\_  
mm/dd/yyyy

This information is subject to audit within three years of filing.  
Please keep all supporting documentation.

**Real Property Recordation and Transfer Tax Form FP 7/C**

**PART L – Affidavit (Part A to L)**

I/We hereby swear or affirm under penalty of perjury that this return, including any accompanying schedules/documents/and statements, has been examined by me/us and to the best of my/our knowledge and belief, the statements and representations are correct and true. I/We hereby acknowledge that any false statement or misrepresentations I/We made on this return is punishable by criminal penalties under the laws of the District of Columbia.

**Grantor:**

United States of America, General Services Administration

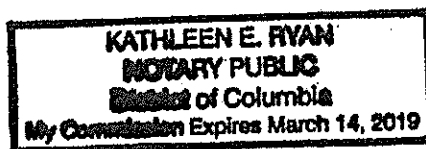
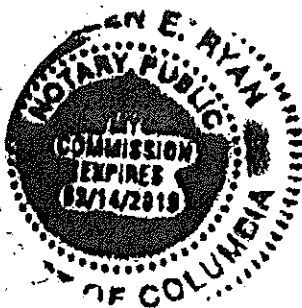
By **(b) (6)**  
Name: Blair, Darrin T.  
Title: GSA, RL, PBS

STATE OF DISTRICT OF COLUMBIA  
COUNTY OF \_\_\_\_\_, to-wit:

Subscribed to and sworn to before me by Grantor this 6 day of FEBRUARY, 2015.

**(b) (6)** (SEAL)  
Notary Public

My commission expires:  
MARCH 14, 2019





**Real Property Recordation and Transfer Tax Form FP 7/C**

**PART L – Affidavit (Part A to L)**

I/We hereby swear or affirm under penalty of perjury that this return, including any accompanying schedules/documents/and statements, has been examined by me/us and to the best of my/our knowledge and belief, the statements and representations are correct and true. I/We hereby acknowledge that any false statement or misrepresentations I/We made on this return is punishable by criminal penalties under the laws of the District of Columbia.

**Grantee:**

**KCG 50 M LLC**, a Delaware limited liability company

By: **ENGLEWOOD M ST, LLC**,  
a District of Columbia limited liability company,  
its Manager

By:

(b) (6)

Kenneth F. Finkelstein  
President

STATE OF MD  
COUNTY OF Montgomery to-wit:

Subscribed to and sworn to before me by Grantor this 12<sup>th</sup> day of February, 2015.

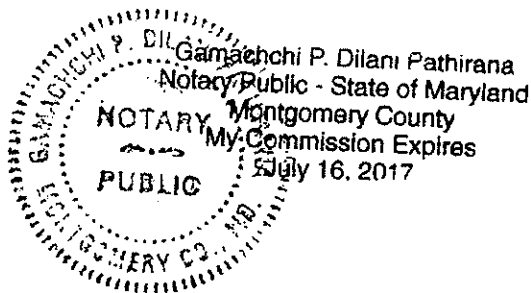
(b) (6)

Notary Public

SEAL)

My commission expires:

\_\_\_\_\_



## **EXCESS REAL PROPERTY CHECKLIST**

### **1. The Property is Locally Known As:**

49 L Street, SE DC0053ZZ

District of Columbia ZIP 20001

Inventory Control No. -

The legal description for the excess area is as follows:

Provide metes and bounds, township and range, or block and lot description as applicable below or on separate page. Attach a legible drawing/assessor's map with the excess area outlined. If the property is described by metes and bounds, the courses and distances should be shown on the drawing. This drawing should also show the location of outgranted areas (e.g., roadway easements).

Square 0699, Lot 0825 – no other legal description exists on Land Records.

Provide copies of available maps depicting buildings, improvements, utility lines, sidewalks, etc.

Is there Personal Property located on/in the property that requires disposal? ☐ Yes X No

Has your Personal Property coordinator taken inventory of the property to be disposed of? ☐ Yes X No

### **2. How Government Acquired Title:**

X Title was acquired by deed. Provide a copy of the recorded document and any other title documentation acquired at time of acquisition by Government.

☐ Title was acquired by condemnation. Provide a copy of the recorded Declaration of Taking and any pertinent title documentation acquired at the time of taking.

☐ Property was set-aside for public purposes. Provide a copy of the Executive Order, legislation or other pertinent act.

☐ Land was withdrawn from the public domain. Provide certification from the Bureau of Land Management (BLM) that the land is not suitable for return to the public domain and should be reported as excess. Include BLM determination whether the minerals will also be reported excess and if any other Federal agency or other party claims any jurisdiction (use) over the withdrawn land.

☐ Property was acquired by Federal transfer. Attach a letter of transfer; document transferring custody and accountability and original acquisition documents.

☐ Other. If the property was acquired by other than the above (including leasehold or license), provide an explanation and pertinent documentation.

*Describe here or name attachment: Title Report*

**3. Exceptions to Title Acquired: (applies to excess area only)**

X There are none. ☐ There are exceptions to title acquired.

State all exceptions, reservations, conditions, and restrictions and attach legible copies of all such easements, permits, licenses, and encumbrances. The areas should be reflected on the drawing. Include any documentation addressing clouds on title, legal opinions, reversionary clauses, and reservations of minerals or water rights.

Describe here or name attachment:

**4. Actions That Occurred After Acquisition by the Government That Have or May Have Affected Title:**

☐ There were no actions occurring after acquisition of title by the Government that affect right, title or interest in the excess property.

X The following actions have occurred which may have or have affected the Government's interest in the property. List all easements, permits, licenses or other encumbrances granted and provide copies of the documents. Show applicable areas on drawing. **Crane Swing Easement, reference attached.**

*NOTE: Provide copies of any existing out grant, permits or licenses, which are being reported with the property.*

*Provide any easements or reservations the reporting agency is creating or retaining (if not recorded) over the excess area - including legal descriptions, if applicable.*

Describe here or name attachment:

**5. Jurisdiction:**

Civil and criminal jurisdiction over the excess area is:

X Exclusive ☐ Proprietary ☐ Partial ☐ Concurrent

Contact the local disposal office for GSA assistance, if needed.

**6. Screening of Property:**

X This property has been screened against the known needs of the reporting agency (Departmental level)

*If this statement cannot be made, the property is not "excess."*

For DoD properties only:

☐ This property has been screened against the known needs of the Department of

Defense.

☐ The provisions of 10 U.S.C. 2662 (Title 10) have been met.

☐ The reported property is not subject to the provisions of 10 U.S.C. 2662 (Title 10).

**7. NEPA Compliance:**

X Yes, Reporting agency has complied with the National Environmental Policy Act.

*Please refer to the attached CATEX Checklist.*

☐ No, If not currently in compliance, indicate when reporting agency will be in compliance:

**NOTE:** *The NEPA Federal action for the reporting agency is the reporting of the property to GSA, not the disposal of the property.*

**8. Floodplain/Wetland Certification:**

X This property is not located in an identified floodplain or wetland and is not subject to flood hazards or flooding. This statement is based on a search of Agency records and consultation with FEMA, the Army Corps of Engineers, or the National Wetland Inventory.

*Please view attached Floodplain Map and Wetland Map*

☐ This property is located in a 100-year floodplain.\*

☐ This property is located in a floodway.\*

☐ This property is located in a 500-year floodplain.\*

*\* Provide detailed information about any known flood hazards and a list of citations for all flood-related restrictions on land use under Federal, state, and local regulations as required in Executive Orders 11988 and 11990.*

The excess area is located in a wetland. This statement is based on a search of agency records and contact with the Corps of Engineers. \*\*

☐ Yes      X No      ☐ Unknown

*\*\* Provide detailed information about any known wetlands, including any existing delineations and a listing of citations to relevant requirements under applicable Federal, state, or local regulations.*

There are vernal pools known to exist onsite. Provide available information.

☐ Yes    X No    ☐ Unknown



The property is located adjacent to a Wild and Scenic River.

☐ Yes    ☒ No    ☐ Unknown

If the property is located adjacent to a Wild and Scenic River, provide documentation placing the river in the Wild and Scenic River category. GSA would appreciate inclusion of the names and telephone numbers of the contacts that provided any of the information requested above to assist us in the disposal process.

**NOTE:** *All of the above to be provided on a separate page.*

#### **9. Endangered Species & Biological Resources:**

This property contains Federal endangered, threatened or candidate species and/or Federally-designated or candidate critical habitat.

☐ Yes    ☒ No    ☐ Unknown

Provide information, studies, assessments, which characterize any known endangered species (plants and/or animals), which reside (and/or migrate) on the property. Indicate results of (if) any consultations with the US Fish & Wildlife Service (FWS). List FWS personnel contacted.

Describe here or list attachment(s)

#### **10. Archeological and Cultural Resources:**

☒ The property and related personal property or fixtures has no known historic, architectural, archeological or cultural significance and is not listed, eligible for listing, or in proximity to any property that is listed on the National Register of Historic Places.

This would include sacred or cultural items identified pursuant to the American Graves Protection and Repatriation Act (25 U.S.C. 3003(d)) and Executive Order 13007 Indian Sacred Sites.

☒ No effort by the public to have this property listed has come to the attention of the landholding agency.

☐ This property and related personal property or fixtures has historic, architectural, archeological or cultural significance and is listed, eligible for listing, or in proximity to a property listed on the National Register of Historic Places.\*

*\* If the property is historic or has historic fixtures or related personal property, etc., provide specifics. If applicable, provide copies of the nomination form, archeological surveys, any memorandum of agreement, listing in the Federal Register, and correspondence from the Advisory Council on Historic Preservation, the State Historic Preservation Officer, historic societies or tribal representatives. Provide any information available regarding any effort by the public to have the property so listed.*

Describe here or list attachment(s)

☒ The property being reported excess does not contain historic and/ or non-historic fine arts (e.g., murals, paintings, sculptures, and decorative architectural features)

☐ The property being reported excess does contain historic and/ or non-historic fine arts (e.g., murals, paintings, sculptures, and decorative architectural features)

**NOTE:** *If the property contains fine arts, please provide a complete listing of the artwork and its location.*

Describe here or list attachment(s)

## 11. Asbestos:

The below statements shall be made based on information that is reasonably available or ascertainable from agency files, personnel, and other inquiry.

☐ The property has no known asbestos-containing material (ACM).

☒ The property has asbestos-containing materials.:

A previous building survey identified asbestos only in pipe insulation. Subsequently, some of the pipe insulation was improperly removed and, deposited in an on-site dumpster. Asbestos debris was observed on the premises. To further investigate the matter, air sampling was performed in the building. All air sampling performed on the site revealed fiber counts below, regulatory standards. The GSA file information did not contain any records, documenting abatement projects in the building. Asbestos may still be present, on the site.

Please refer to attached Phase I and Phase II Reports

If there is ACM, provide description, type, location and condition of ACM incorporated in the construction, repair or alteration of any improvements on the property and a description of any asbestos control methods taken. In the event a cost/time estimate to remove the ACM is available, include this information. Provide this information on a separate page.

## 12. Hazardous Substance Activity Certification

**Hazardous Substance Activity** includes: (1) the known release of hazardous substances in quantities equal to or greater than the reportable quantity found in 40 CFR 302.4; (2) the disposal of a hazardous substance at the subject facility; or (3) the storage for one year or more of a hazardous substance in quantities of 1000 kilograms or more, or the reportable quantity found in 40 CFR 302.4, whichever is greater. Hazardous substance activity includes storage in quantities greater than or equal to one kilogram if the

substances are listed under 40 CFR 261.30 as acutely hazardous substances.

Check either statement (A) or (B) below:

- A. ☐ The reporting agency has determined, based upon a complete search of agency files, that there is no evidence to indicate that hazardous substance activity took place on the property during or prior to federal ownership. Therefore, all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken prior to the report of excess.
- B. ☒ Hazardous substance activity occurred on the property. Based upon a complete search of agency files, the attached documents provide the following Information:
1. the type and quantity in kilograms and pounds;
  2. the dates that such storage, release or disposal took place;  
(and the following information if applicable)
  3. the Chemical Abstracts Services Registry Number (CASRN);
  4. the regulatory synonym; and
  5. the RCRA hazardous waste number (40 CFR 261.30).

***From Phase II Report:***

*Four soil samples were analyzed for Total Petroleum Hydrocarbons (TPH)-Diesel Range Organics (DRO), TPH-Gasoline Range Organics (GRO), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), methyl-tert-butyl ether (MTBE), Naphthalene, and RCRA metals. All of the contaminants were below the DDOE screening levels and the EPA RBCs. Of the RCRA metals, only barium was detected in the soil samples. Barium was present in each of the borings, but did not exceed the EPA RBCs in any of the samples. Based on the analytical results for the groundwater samples, detectable levels of TPH-GRO, VOCs and metals are present in the groundwater. Benzene was detected in GP-3 at a level that is slightly above the District's groundwater standard.*

If B was checked above, you must check either (C) or (D) below:

C. ☒ All remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken prior to the report of excess. Provide copies of all reports on the cleanup./ (Please note: this requirement is met if EPA has concurred in writing that an installed remedial

Please note that holding agencies are obligated to return to the site and complete any additional remedial action found to be necessary by the applicable regulatory authority with regard to hazardous substance activity that took place on the property prior to the transfer.

CERCLA Certification.doc

design is "operating properly and successfully." Please provide a copy of EPA's concurrence.)

If (C) will be satisfied through the use of a land use control (either an engineering control or an institutional control), please describe: (C) above can be checked if GSA's inclusion of a specific institutional control in the conveyance documents will satisfy the reporting landholding agency's assertion that all remedial action necessary to protect human health and the environment with respect to any such substance remaining on the property has been taken. Please attach any proposed language for inclusion in the conveyance documents. Please also attach copies of concurrence, if any, from the applicable regulatory agency on the use of a land use control as part or all of the remedy.

**NOTE: A groundwater restriction will be added to the deed to prevent the use of groundwater as a potable water source.**

D. ☐ Remedial action has not yet been taken or completed, but remediation will be completed by \_\_\_\_\_ (date). Remedial action has not been completed because \_\_\_\_\_. Attach additional pages if necessary to describe why remedial action has not yet occurred.

**Check the correct response:**

The property or a portion thereof \_\_\_\_\_ is / **X is not** proposed for or listed on the National Priorities List of Superfund sites.

*NOTE: Please provide copies of all environmental reports, correspondence with regulators and other documents related to the environmental condition of the property. In the event that the reporting agency conducts environmental investigations as part of the excessing process, GSA requests use of the ASTM standards for Phase I and Phase II environmental site assessments.*

**13. Polychlorinated Biphenyls (PCBs):**

Prior to completing this section, review regulations issued by EPA under 40 CFR 761.

**X** There are no known PCBs on or associated with the excess property. A PCB study revealed that although there are no known transformers on the site, PCBs may be present in the light ballasts of fluorescent light bulbs used throughout the building. Please refer to attached Phase I and Phase II Reports

☐ There are known PCBs on the property. An inventory and description of protective action taken is attached.

The reporting agency certifies that it is, and will continue to be, up to the time of disposal, in compliance with 40 CFR 761 to include maintenance of PCB containing equipment.

**14. Lead Based Paint (LBP)**



Any building constructed or rehabilitated **prior to 1978** is assumed to contain LBP.

☐ The improvements have been constructed after 1978 and are assumed free from LBP.

X The improvements were constructed prior to 1978 but have not been tested for LBP.

☐ Testing indicated that LBP exists in some or all of the improvements.\*

☐ Remedial action has been taken for removal of LBP.\*

Does target housing exist on the property?

☐ Yes      X No

If yes, have a risk assessment and paint inspection been completed?

☐ Yes      ☐ No

Have lead-based paint hazards been abated?

☐ Yes      ☐ No      X Unknown

**NOTE:** The landholding agency is responsible for completing a lead-based paint risk assessment and paint inspection for residential structures constructed prior to 1978. The landholding agency is also responsible for abating lead-based paint hazards in pre-1960 residential structures, though this requirement may be passed on to the purchaser. If completed, please provide method of testing, description of remediation and any certification received upon completion of work on a separate page and copies of all studies. If the risk assessment and paint inspection have not been completed, please provide proposed schedule for completion. Additional information on lead-based paint is available from HUD at <http://www.hud.gov/offices/lead/index.cfm>

Describe here or list attachment(s)

## 15. Underground Storage Tanks:

X There are not and have not been any USTs located on the property.

☐ There are or have been USTs located on the property. Include, a completed EPA Form 7530-1 (Notification of UST) or a form containing this information to include: the number of USTs; their location; capacity; whether the USTs are in use; past and/or current substances stored; date upgraded (if applicable); date out of service (if applicable).

The USTs ☐ **have**/ ☐ **have not** been maintained and are currently in compliance, or will be as of the date of transfer with EPA UST provisions codified at 40 CFR Part 280 and other applicable laws.

**NOTE:** As of December 22, 1998, all USTs must be removed, closed or upgraded to applicable standards for the following: spill protection, overfill protection, and corrosion protection. Information on USTs is available from the EPA at <http://www.epa.gov/OUST>.

## 16. RCRA Permits and Landfills

The excess property has ☐ or has not had ☒ any current or past RCRA permits associated with it for the treatment, storage, or disposal of hazardous waste. *If this first box is checked, describe the type of RCRA-regulated hazardous waste for which the permit was issued and the role of the excess property as a hazardous waste generator or transporter. Also, advise GSA if any current RCRA hazardous waste permits must be maintained after the excess property is transferred or conveyed.*

The excess property is ☐ or is not ☒ the site of an ongoing or past RCRA corrective action project or an ongoing RCRA facility assessment, facility investigation, or corrective measures study. *If the excess property is the site of an ongoing or past RCRA corrective action or a related assessment, investigation or study, provide information to GSA on the current status of these efforts and any long-term monitoring responsibilities or land use controls associated with them.*

The excess property has ☐ or does not have ☒ any operating or closed landfills that are subject to a RCRA permit. *If there are any RCRA-permitted landfills on the property, provide information to GSA on any ongoing landfill maintenance or monitoring requirements or land use controls associated with these sites.*

**NOTE:** *RCRA-based permits and cleanup actions for hazardous waste and landfills are administered under a different regulatory scheme than remedial actions performed under CERCLA. In some cases, entities acquiring excess or surplus federal property may be required to assume the landholding agency's obligations under an existing RCRA permit. In other cases, regulators may require the landholding agency to retain maintenance responsibility for a landfill site after the site is transferred to a new owner. Landholding agencies should be prepared to discuss these issues with GSA.*

## 17. Mold:

Indoor Mold Hazards are known to exist within a building or buildings on the property being reported excess.

☐ No

☒ Unknown

☐ Yes, there is a known mold hazard or hazards within a building or buildings on the property. If yes, please describe any mold hazards found and any mold abatement measures that have been taken to date.

**NOTE** *In requesting this information about mold, GSA does not expect the excessing agency to complete any additional environmental studies. GSA simply requests whatever information may be in the real property files or otherwise available about the presence of mold or any mold hazards.*

## 18. Radon:

Radon hazards are known to exist within a building or buildings on the property being reported excess.

X No

Radon testing was also conducted for the site, and testing revealed levels below regulatory standards.

☐ Unknown

☐ Yes, it is known that a radon hazard (i.e., at or above 4 pCi/L) exists within a building or buildings on the property. If yes, please describe any radon hazards found and any radon mitigation or abatement measures taken to date.

*NOTE In requesting this information about radon, GSA does not expect the excessing agency to complete any additional environmental studies. Landholding agencies were required to test their buildings for radon in 1989 pursuant to §2669 of the Indoor Radon Abatement Act of 1988 (15 USC §2661, et seq.) and therefore may have information related to radon in their possession. GSA simply requests whatever information may be in the real property files regarding any previously-identified radon hazards.*

#### 19. Pesticides:

Pesticides (including herbicides, fungicides, and rodenticides) have been applied in the management of the property.

☐ No

X Unknown

☐ Yes, they have been applied properly, in accordance with the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA -- 7 U.S.C. Sec. 136, et seq.), its implementing regulations, and the instructions provided with such substances.

☐ Yes, they have been applied. However, it is known that there has been misapplication of the pesticides, including a spill or a leak. Improper application of pesticides that qualified as a release of hazardous substances is further documented with the *Hazardous Substances Activity Certification*, part 12 of the *Report of Excess Checklist*.

*NOTE: While different pesticides are in fact classified as hazardous substances, pesticides that are properly applied in accordance with the FIFRA, its implementing regulations and the instructions provided with such substances, do not constitute a release under CERCLA.*

*In requesting this information about pesticides, GSA does not expect the excessing agency to complete any additional environmental studies. GSA simply requests whatever information may be in the real property files regarding the past application of pesticides on the property.*

**20. Contamination by Ordnance/Explosives:**

☒ The property was not used for ammunition training or any other activity in which ordnance or explosives were used.

☐ The property is the site of unexploded ordnance or other explosives.

If the second statement is applicable, explain, on a separate page, the extent of decontamination accomplished or plans for decontamination or further decontamination. List any restrictions on use.

**21. Coastal Zone Management:**

The property is in a coastal zone or affected by a coastal zone management plan.

☐ Yes      ☒ No      ☐ Unknown

Include all available information.

**22. Protection and Maintenance (P&M):**

☒ Attached on a separate page is a breakdown (5-Year Operating Budget) of the required P&M of the excess property which will be reimbursable by GSA pursuant to FMR 102-75.965.

**23. Continued Federal Occupancy:**

Continued Occupancy of the property is required by the Holding Agency after the date the property is reported excess.

☐ Yes / ☒ No

If Yes, in the event that GSA determines that the property is applicable for conveyance under the McKinney-Vento Homeless Assistance Act, will the property be vacant within 24 months?

☐ Yes / ☐ No

**NOTE:** *Certification of capacity to vacate within 24 months of the Report of Excess is required in the event GSA determines that a McKinney-Vento Homeless Assistance Act conveyance is pending. Properties that clear the McKinney-Vento process may remain occupied by the Federal agency after title conveyance by GSA.*

**24. Homeless Reports:**

☐ A homeless checklist has been sent to the Department of Housing and Urban Development (HUD) for suitability determination. The property has been determined:

☐ suitable / ☐ unsuitable for homeless use.

*A copy of the checklist and HUD's determination are attached.*



X A checklist has not been sent to HUD.

**25. National Park or Indian Reservation:**

X The property is not located within the boundaries of a National Park or Indian Reservation.

☐ The property is within a National Park. Known as

(Provide a copy of law establishing park and a map of park. Outline excess area on map.)

☐ The property is located within the boundaries of a Federally-recognized Indian Reservation. The name of the reservation is .

(Provide evidence of tribe's Federal recognition and map showing location within boundaries.)

**26. National Forest or Wildlife Refuge:**

X The property is not within or adjacent to the boundaries of a National Forest or Wildlife Refuge.

☐ The property is within or adjacent to the boundaries of a National Forest or Wildlife Refuge known as:

Provide copies of maps and laws establishing National Parks or Wildlife Refuges for excess properties located within or adjacent to boundaries of such designated areas.

**27. FAA Determination:**

X The property is located within 6 nautical miles of a public airport. Provide name(s) and location of airport. *Ronald Reagan Washington National Airport, 1 Aviation Circle, Arlington, Virginia*

☐ The property is not located within 6 nautical miles of a public airport.

☐ I do not know if the property is located within 6 nautical miles of a public airport.

**28. Public Body Interest:**

X There has been interest from public bodies in acquiring all or a portion the excess property. List public body interest:

☐ There has not been interest from public bodies in acquiring all or a portion the excess property.

**29. Other Pertinent Information:**

By:  Date: \_\_\_\_\_  
(Signature)

Francis Gaegler, GSA Asset Manager. Phone 202-708-7353



1534 14TH STREET NW • WASHINGTON, DC 20005

PHONE: (202) 299-9100 • FAX: (202) 299-0300 • premiumtitleandescrow.com

April 4th, 2012

Genevieve Hanson  
Senior Real Estate Advisor  
Real Property Utilization and Disposal Division  
Public Buildings Service – National Capitol Region  
U.S. General Services Administration  
301 7<sup>th</sup> Street, SW  
Washington, DC 20407

**RE: 49 L Street, S.E, Washington, D.C,**

Premium Title & Escrow, LLC has conducted a full 60-year search for the abovementioned property in accordance with the Scope of Work. The following information was found:

## **Property Information Report**

**FULL SEARCH  
60 YEARS**

**SUBJECT PROPERTY: 49 L Street, S.E, Washington, D.C,**

**PROPERTY CURRENTLY VESTED UNDER:** United States of America,

**TENANCY:** Sole owner

**DEED FROM:** Milton Hopfenmaier and Sara Hopfenmaier, his wife, dated July 3<sup>rd</sup>, 1924, recorded July 3<sup>rd</sup>, 1924 as Instrument Number 00069 in Book 5243 at page 473 and by **DEED FROM:** John T. Knott, unmarried, dated June 24<sup>th</sup>, 1924, recorded July 3<sup>rd</sup>, 1924 as Instrument Number 00070 in Book 5243 at page 473, among the Land Records of the District of Columbia.

**LEGAL DESCRIPTION:** Lot numbered 825 in Square numbered 699 (No complete legal description exist on Land Records. A correct legal description will need to be created.)

**DEED OF TRUST:** None found

**JUDGMENT/LIEN SEARCH:** None found

**BUILDING RESTRICTION LINE:** None found

**COVENANTS, CONDITIONS & RESTRICTIONS:** None found

**SEMENTS, RESERVATIONS & RIGHTS OF WAY:** None found





**URBAN RENEWAL PLAN:** None found

**LEASE:** None found

**TAX INFORMATION:** See Print-out attached for taxes and assessments and special assessments.

**GOOD THROUGH DATE:**      **March 21<sup>st</sup>, 2012**

Sincerely,

(b) (6)

Benjamin M. Solo, Esq.



91  
MILTON HOPFENMAIER, ET UX )  
TO )  
UNITED STATES OF AMERICA )

NO. 69  
D E E D

Recorded July 3, 1924,  
at 10:05 A. M.

THIS DEED, Made this Seventh day of June in the year one thousand nine hundred and twenty-four by and between Milton Hopfenmaier and Sara Hopfenmaier his wife, of the District of Columbia, parties of the first part; and the United States of America, party of the second part.

WITNESSETH, that for and in consideration of the sum of Thirteen thousand, five hundred and thirty-five and 35/100 (\$13,535.35) Dollars, the said parties of the first part do grant unto the said party of the second part, in fee simple, the following-described land and premises, situate in the District of Columbia, and known and distinguished as,- The North forty-four (44) feet eleven (11) inches front on Half Street East, by full depth thereof, of Original Lot numbered Five (5); all of Original Lot numbered Six (6), and all of Original Lot numbered Seven (7) except the East twenty (20) feet front by full depth thereof, all in Square numbered Six hundred and ninety-nine (699); together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said parties of the first part, of, in, to, or out of the said land and premises.

AND the said parties of the first part covenant that they will warrant generally the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

WITNESS their hands and seals the day and year first hereinbefore written.

Signed, sealed, and delivered in the presence of--

Maurice Fitzgerald

Milton Hopfenmaier (SEAL)

Sara Hopfenmaier (SEAL)

\$14.00 Int. Rev. stamps affixed.

DISTRICT OF COLUMBIA, TO WIT:

I, Maurice Fitzgerald, a Notary Public in and for the District of Columbia, do hereby certify that Milton Hopfenmaier and Sara Hopfenmaier, parties to a certain Deed bearing date on the Seventh day of June A. D. 1924, and hereto annexed, personally appeared before me in said District, the said Milton Hopfenmaier and Sara Hopfenmaier being personally well known to me as the persons who executed the said Deed, and acknowledged the same to be their act and deed.

GIVEN under my hand and seal this Seventh day of June A. D. 1924.

(NOTARIAL SEAL)

Maurice Fitzgerald  
Notary Public.

---0---

91  
JOHN T. KNOTT )  
TO )  
UNITED STATES OF AMERICA )

NO. 70  
D E E D

Recorded July 3, 1924,  
at 10:07 A. M.

THIS DEED, Made this Third day of June in the year one thousand nine hundred and twenty-four, by and between John T. Knett, unmarried, of the District of Columbia, party of the





first part: and the United States of America, party of the second part.

WITNESSETH, that for and in consideration of the sum of Six thousand, one hundred and ninety-five and 15/100 (\$6,195.15) Dollars, the said party of the first part does grant unto the said party of the second part, in fee simple, the following-described land and premises, situate in the District of Columbia, and known and distinguished as,- Parts of Original Lots numbered Three (3) and Five (5) in Square numbered Six hundred and ninety-nine (699), described as follows:- Beginning for the same at the Southwest corner of Lot numbered Five (5), and running thence North along Half Street, 44 feet 11 inches; thence East 155 feet 8 inches to the West line of Cushing Place; thence South along Cushing Place, 44 feet 11 inches; and thence West 155 feet 8 inches to Half Street and the place of Beginning; together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

AND the said party of the first part covenants that he will warrant generally the property hereby conveyed, and that he will execute such further assurances of said land as may be requisite or necessary.

WITNESS his hand and seal the day and year first hereinbefore written.

Signed, sealed, and delivered in the presence of--

Henry E. Cooper

John T. Knott

(SEAL)

\$6.50 Int. Rev. Stamps affixed.

DISTRICT OF COLUMBIA, TO WIT;

I, Henry E. Cooper, a Notary Public in and for the District of Columbia, do hereby certify that John T. Knott, party to a certain Deed bearing date on the Third day of June A. D. 1924, and hereto annexed, personally appeared before me in said District, the said John T. Knott being personally well known to me as the person who executed the said Deed, and acknowledged the same to be his act and deed.

GIVEN under my hand and seal this 4th day of June A. D. 1924.

(NOTARIAL SEAL)

Henry E. Cooper

Notary Public.

---0---

LIPSCOMB & GRAY, TRS. )

NO. 71

Recorded July 3, 1924,

TO )

RELEASE

at 10:07 A. M.

GEO. H. STROUD, ET UX )

KNOW ALL MEN BY THESE PRESENTS, That we I. J. D. Lipscomb and Augustus W. Gray trustees under a certain Deed of Trust from George H. Stroud and his wife Catherine Stroud dated October 1st, 1920 and recorded November 5th, 1920 in Liber 4420 at folio 390 one of the Land Records of the District of Columbia, in consideration of One Dollar current money to us in hand paid by George H. Stroud receipt whereof, before

*H.T. 59225*

*Del. to  
J. Wilson  
10-19-27  
P.R.*



DC HOME | DC GUIDE | RESIDENTS | BUSINESS | VISITORS | DC GOVERNMENT | Kids



CFO HOME

## Property Detail - 0049 L ST SE SSL:0699 0825

TAXPAYER SERVICE  
CENTERAccount SummaryReal Property Tax/  
Pilot FeeREAL PROPERTY  
SERVICES

Property Tax Bills  
Property Tax Rates  
and Calculation  
Property Assessment  
Process  
Property Assessment  
Appeals  
Tax Relief Credits  
Search Real Property  
Sales Database  
Search Real Property  
Assessment Database

Below is the most current billing information for the Real Property Tax/Pilot Fee on this property.

Description	Tax Amount	Penalty Amount	Interest Amount**	Fees Amount	Total Original Due	Total Credits***	Total Payment	Balance	Tax Sale Indicator
2012 FIRST HALF	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	
<b>Current Balance</b>	<b>DCN</b>								

\*The outstanding amounts displayed here reflect payments and credits which have been applied to this account as well as some Homestead Audit charges; however, the balance due may not include updated penalty and interest.

\*For billing information contact OTR Customer Service at (202) 727-4TAX.

\*\*Interest Amount for tax year 2003 and prior, computed as of 1/31/05.

\*\*\*Credits are the result of adjustments made to real property tax accounts, credits from receiving a benefit, or overpayments in a prior period.

CFO / OTR Search

[View Property Detail](#) | [View Payments](#)

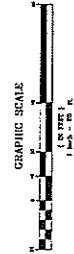
Government of the District of Columbia  
Citywide Call Center : (202) 727-1000  
TTY/TDD Directory

Telephone Directory by Topic | Agencies | DC Council | Search |  
Elected Officials  
Feedback | Translation | Accessibility | Privacy & Security | Terms &  
Conditions

John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004









# CATEX Checklist

Action Name: Disposal of 49L Street SE

Action Location: 49 L Street, SE, Washington, DC, 20003

Action Description: Disposal of property where current and reasonable anticipated uses are or would be similar to current surrounding uses.

Category [CATEX #]: 5.4 (j)

## Part A: All Checklist CATEX Actions

	YES	NO	Need Data
A. Is the action likely to be inconsistent with any applicable Federal, State, Indian tribal, or local law, regulation, or standard designed to protect any aspect of the environment?		X	
B. Is the action likely to have results that are inconsistent with locally desired social, economic, or other environmental conditions?		X	
C. Is the action likely to result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials or in the exposure of people to such materials?		X	
D. Is the action likely to adversely affect a significant aspect of the natural environment?		X	
E. Is the action likely to adversely affect a significant aspect of the socio-cultural environment?		X	
F. Is the action likely to generate controversy on environmental grounds?		X	
G. Is there a high level of uncertainty about the action's environmental effects?		X	
H. Is the action likely to do something especially risky to the human environment?		X	
I. Is the action part of an ongoing pattern of actions (whether under the control of GSA or others) that are cumulatively likely to have adverse effects on the human environment?		X	
J. Is the action likely to set a precedent for, or represent a decision in principle about, future GSA actions that could have significant effects on the human environment?		X	
K. Is the action likely to have some other adverse effects on public health and safety or on any other environmental media or resources that are not specifically identified above?		X	

## CONCLUSIONS:

1. The action is a CATEX and requires no further environmental review. ✓
2. The action is a CATEX but requires further review under one or more other environmental authorities (list).
3. The action requires an EA.

4. The action requires an EIS

(b) (6)

Program Staff  
Francis X. Gaegler (Asset Manager)

Date

(b) (6)

REQA Representative  
Paul Gyamfi

Date

3-25-15

**CHECKLIST CATEX WRITE-UP**  
**Excess Property Disposal of 49 L Street SE**

**Introduction**

The General Services Administration (GSA) Public Building Service is proposing to dispose of the property located on 49 L Street, SE, Washington, DC, 20003. The property was previously used as a motor pool, an automotive repair garage, warehouse for communication equipments, gun depot and as a facility for general storage.

This property has been identified as surplus and the disposal is needed to eliminate the costs associated with the property maintenance. The propose action is consistent with the Presidential Memorandum issued June 10, 2010, entitled, Disposing of Unneeded Federal Real Estate. The memorandum called for the Federal agencies to identify and dispose of excess properties. Disposal of the parcel by GSA would remove the property from the Federal ownership and the land would become subject to the District of Columbia's land use and taxing authority. All future development or reuse would be subject to local zoning, permitting and land use controls.

This property was built of brick and block walls with poured concrete floors in 1925 and renovated in 1966. The geographic coordinates for the site are approximately 38° 52' 39" North Latitude and 77° 0' 26.6" West Longitude within square 699 Lot 0825 of Washington DC. It is flanked by L Street SE to the North, Event Parking Lot J on M Street to the South, Cushing Place SE to the East and Half Street SE to the West. The property is a one-story and a basement warehouse building, on a site of 0.68 acres (29,563 square foot (sf)) with a 33,455 gross sf warehouse space of which 32,013 sf are rentable. The surroundings of the site are currently zoned as C-3-C, which permits medium-high density office, retail, and housing and mixed use development. Buildings constructed in this zone can be no taller than 90 feet with a maximum floor-to-area ratio (FAR) of 6.5. This property is a block from Washington Nationals Park baseball stadium and is located in an area that is transitioning from a primarily light industrial and commercial neighborhood with few retail amenities or structured parking into a mixed-use retail, office, entertainment and hotel district.

This property was used as a gun depot in the 1930s and as a motor pool/auto service garage in the 1960s. Although no automotive repair is currently performed on the premises, the building still has floor drains and garage bays. It was occupied by the Department of Defense (DOD) Office of Special Events from 1991 until 2009 and the National Park Service from 1999 to 2001. The DOD used the facility for the storage of communication equipments and was used by the National Park Service for general storage. It has been vacant since 2009. Since at least 1959, the abutting property to the south was occupied by a filling station which is currently used as privately owned surface parking lot since 2003. Historically, neighboring land use was mostly industrial; however, commercial and office use has become more prominent in more recent years.

Primary vehicular access to the site is through I-295, L Street, South Capitol Street and M Street. It is also located less than 250 feet from the west portal to the Navy Yard Metro Station on the



Green Line. Additional site access is afforded by Metro Bus, which has no fewer than 10 corridor routes located within 200 feet of the site.



**GSA owned property at 49 L Street SE, Washington, DC, 20003**

**A. Is the action likely to be inconsistent with any applicable Federal, State, Indian tribal, or local law, regulation, or standard designed to protect any aspect of the environment?**

The action would be consistent with applicable Federal, State, Indian tribal, or local law, regulations, or standard designed to protect any aspect of the environment. The property is not located within the boundaries of a National Park, National Forest, Wildlife Refuge or Indian Reservation. It is a highly urbanized area and currently the site is fully developed with a warehouse structure. There is little to no vegetation on the site and there are no water features or wetlands on the property.

According to the FEMA Flood Insurance Rate Maps Number 1100010019C revised September 27, 2010, the building is located in Zone C (un-shaded) area of minimal flood hazard; the area determined to be outside the 100 and 500-year flood.

According to the U.S Geological survey topographic map for the area (USGS 7.5-minute Topographic Quadrangle Map, Washington West, DC, MD, VA), the surface elevation of the site is approximately 25 feet above National Geodetic Vertical Datum. The site drains in a southerly direction towards the Anacostia River. The site is underlain by alluvium and artificial fill which is typical of this Urban Land area. This area is previously disturbed and is mostly covered by asphalt, concrete, buildings or other structures.

Surface water flow in the vicinity of the site is directed to a storm drain system. Any future redevelopment of this property will consider stormwater management techniques in accordance with all applicable Federal, State and local regulations.

**B. Is the action likely to have results that are inconsistent with locally desired social, economic, or other environmental conditions?**

The action would be consistent with locally desired, social, economic, or other environmental conditions. This action would not affect the topography, size, area, vegetation and zoning of the surrounding properties and the anticipated uses would be similar to the current surrounding uses.

The proposed action is consistent with the Presidential Memorandum issued June 10, 2010, entitled, Disposing of unneeded Federal Real Estate. The memorandum called for the Federal agencies to identify and dispose of excess properties. Whether this property is sold as fee-simple or as Exchange Authority (for Acquisition), the disposal of the parcel by GSA would remove the property from the Federal ownership and the land would become subject to the District of Columbia's land use and taxing authority. All future development or reuse would be subject to local zoning, permitting and land use controls.

**C. Is the action likely to result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials or in the exposure of people to such materials?**

Phase I Environmental Site Assessment (ESA) surveys by Greenhorne & O'Mara Inc, 2003, identified asbestos in pipe insulation and were also observed on the premises. However, all air sampling performed on the site revealed asbestos fiber count and radon below regulatory standards. All remaining asbestos containing materials will be identified and abated and all lead based paint will be identified and property managed in compliance with applicable regulations. (Greenhorne & O'Mara Inc, Phase 1, 2003).

The Phase II ESA performed by Schnabel Engineering, LLC to determine the presence of petroleum hydrocarbons, Resource Conservation and Recovery Act (RCRA) metals or volatile organic compounds. This assessment revealed that all of the contaminants were below the District Department of Environment (DDOE) screening levels and the EPA risk based concentration (Schnabel Engineering LLC, 2010).

Previous site study showed drinking water had elevated levels of lead, iron and turbidity, however, subsequent water samples collected from a drinking fountain showed these parameters below regulatory standards. Benzene was detected in one of the borings. All other, chemical concentrations detected in the groundwater were below the DDOE Risk-Based Corrective Action Standards for groundwater. If permanent groundwater collection system is installed, groundwater treatment and periodic testing may be required.

One area of petroleum contamination to the depth of 23 ft was identified at location GP-1. Soil samples from this location below the depth of 14 ft had a strong petroleum odor and were discolored and this petroleum contamination becomes more significant with depth to about 40 ft. This could have been from the previous use of the property as motor pool and auto service garage or it could have been from the southern abutting property which was previously occupied with a filling station from 1959 until about 2003. Therefore, any future redevelopment designed to include additional sub-grade levels should include soil disposal at a permitted facility. Also, if petroleum impacted soil is encountered during construction, and environmental professional will be needed on site during excavation activities to delineate the contaminated areas and to use field screening methods to identify and segregate petroleum impacted soils. It is recommended that additional borings in the area of GP-1 be undertaken to vertically and horizontally delineate the area of soil contamination. There are no and have not been any USTs located on the property. .

This property has not had any current or past RCRA permits associated with it for the treatment, storage, or disposal of hazardous waste. It is not the site of an ongoing or past RCRA corrective action project or an ongoing RCRA facility assessment, facility investigation or corrective measures study. Also the property does not have any operating or closed landfills that are subject to a RCRA permit. It is not proposed for or listed on the National Priorities List of Superfund sites.

During renovation or redevelopment, all existing light ballasts in the fluorescent light bulbs will be replaced, recycled or disposed off in accordance with the applicable regulations.

The property was constructed prior to 1978 but there is no known test for or abatement of lead base paint in the building. The potential purchaser will be notified to comply with the lead-based paint risk assessment and paint inspection regulations prior to the rehabilitation and redevelopment of the property. There are no known indoor mold hazards within the building. The property was not used for ammunition training or any other activity in which ordinance or explosives were used.

According to the Phase I and II ESA summaries stated above, the action will not result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials or in the exposure of people to such materials and there are no known environmental hazards within the vicinity of the property

**D. Is the action likely to adversely affect a significant aspect of the natural environment?**

The action will not adversely affect a significant aspect of the natural environment. The surrounding area is highly urbanized with little to no vegetation cover, no wetlands, no wildlife refuge, not near a National Park, National Forest or Indian Reservation and the current and anticipated uses are or would be similar or conform to the land use regulations of the District of Columbia Government. The property is not located near a scenic river or an area that contains Federal endangered, threatened or candidate species and/or Federally-designated or candidate critical habitat. It is not in a coastal zone or affected by a coastal zone management plan

**E. Is the action likely to adversely affect a significant aspect of the socio-cultural environment?**

The action would not likely affect a significant aspect of the socio-cultural environment. The GSA Regional Historic Preservation Officer determined on May 17, 2014, that the disposal would have no adverse effect on historic properties since the property is not located in a historic district and also not eligible to be listed in the National Register of Historic Places. The District of Columbia State Historic Preservation Office concurred with GSA's finding on July 22, 2014. According to the Phase I Environmental Site Assessment prepared by Greenhorne & O'Mara, the property and related personal property or fixtures has no known historic, architectural, archeological or cultural significance and is not listed, eligible for listing, or in proximity to any property that is listed on the National Register of Historic Places. This would include sacred or cultural items identified pursuant to the American Graves Protection and Repatriation Act (25 U.S.C. 3003 (d) and Executive Order 13007 Indian Sacred Sites. Also, the property does not contain historic and/or non-historic fine arts (e.g., Murals, paintings, sculptures, and decorative architectural features)

It is anticipated that future redevelopment will be in conformity to the current zoning requirements and land use regulations of the District of Columbia and therefore will have no

significant adverse environmental impacts on surrounding businesses, local economy, cultural institutions, demographic groups and vehicular or pedestrian circulation.

**F. Is the action likely to generate controversy on environmental grounds?**

The action is not likely to generate controversy on environmental grounds because there are no known historic buildings, archeological sites or cultural resources on-site and it will not likely affect employee commute, traffic or parking within the neighborhood. There are no known likely controversies from the surrounding communities, nearby employees and local business stakeholders as a result of the adverse environmental impact this action.

**G. Is there a high level of uncertainty about the action's environmental effects?**

There is not a high level of uncertainty about the action's environmental effects (refer to Question C above).

**H. Is the action likely to do something especially risky to the human environment?**

The action would not result in any risk to the human environment. There is no known environmentally sensitive area within the vicinity of this property that may be adversely impacted by this action (refer to Question A).

**I. Is the action part of an ongoing pattern of actions (whether under the control of GSA or others) that are cumulatively likely to have adverse effects on the human environment?**

The action is not part of an ongoing pattern of actions that would have an adverse effect on the human environment. The surrounding areas are experiencing significant revitalization and the property conforms to the general land use pattern of the neighborhood. There is no evidence of a likely cumulative adverse effect on the environment (refer to Question B).

**J. Is the action likely to set a precedent for, or represent a decision in principle about, future GSA actions that could have significant effects on the human environment?**

The action does not set a precedent for, or represent a decision in principle about, future GSA actions that could have a significant adverse effect on the human environment. This facility was used by GSA and its tenants in conformity to the current zoning regulations and it is anticipated that future uses of this property will be within the zoning requirements of the District of Columbia.

**K. Is the action likely to have some other adverse effects on public health and safety or on any other environmental media or resources that are not specifically identified above?**

The action is not likely to have any adverse effect on public health and safety or any other environmental media or resources (refer to section C above).





